

# **LAND USE PLAN**

VILLAGE OF DOUSMAN  
WAUKESHA COUNTY, WISCONSIN

MARCH 2006

**LAND USE PLAN**  
**VILLAGE OF DOUSMAN**  
**WAUKESHA COUNTY, WISCONSIN**

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March 15, 2006

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## TABLE OF CONTENTS

<b>EXECUTIVE SUMMARY .....</b>	<b>i</b>
<b>INTRODUCTION.....</b>	<b>1</b>
<b>PURPOSE.....</b>	<b>1</b>
<b>PLANNING BOUNDARIES.....</b>	<b>1</b>
Map 1: Village of Dousman Location Map .....	2
Map 2: Village of Dousman/Town of Ottawa Boundary Agreement.....	3
<b>GOALS &amp; OBJECTIVES.....</b>	<b>4</b>
Map 3: Planning Area .....	5
<b>HOUSING.....</b>	<b>6</b>
Table 1: Projected Households .....	7
Table 2: Village of Dousman Building Permits Issued for New Housing.....	8
<b>POPULATION.....</b>	<b>8</b>
Table 3: Population Projections and Percent of Change.....	9
<b>SCHOOLS .....</b>	<b>10</b>
<b>EMPLOYMENT .....</b>	<b>11</b>
Table 4: Males and Females by Occupation for the Employed Population.....	11
Table 5: Village of Dousman Professions .....	12
<b>EDUCATIONAL ATTAINMENT .....</b>	<b>12</b>
Table 6: Village of Dousman Educational Attainment of Adults.....	12
<b>INCOME.....</b>	<b>13</b>
Table 7: Median Income Comparison.....	13
<b>TRANSPORTATION.....</b>	<b>13</b>
<b>TRAFFIC ANALYSIS.....</b>	<b>14</b>
<b>SEWER SERVICE AREA.....</b>	<b>14</b>
<b>SOILS.....</b>	<b>15</b>
<b>NATURAL FEATURES .....</b>	<b>15</b>
<b>PARKS &amp; RECREATIONAL OPPORTUNITIES.....</b>	<b>16</b>
<b>2010 STAGE OF THE RECOMMENDED LAND USE PLAN FOR WAUKESHA COUNTY .....</b>	<b>16</b>
<b>CURRENT LAND USES .....</b>	<b>17</b>
Map 4: Existing Land Uses per Waukesha County in 2000 .....	18

<b>PROPOSED LAND USES .....</b>	<b>20</b>
Map 5: Proposed Land Uses .....	21
Table 8: Residential Land Use Categories.....	23
Map 6: Potential Elementary School Sites.....	25
Map 7: Proposed Multi-Use Trails .....	26
<b>LAND USE SUB-AREAS.....</b>	<b>27</b>
Map 8: Proposed Land Uses With Sub-Areas .....	28
Table 9: Key Issues by Sub-Areas .....	29
Map 9: Main Street Corridor – Sub-Area 1 .....	31
Map 10: State Highway 67 Corridor – Sub-Area 2 .....	34
Map 11: County Trunk Highway D Corridor – Sub-Area 3.....	36
Map 12: County Trunk Highway Z Corridor/Gramling Lane Corridor – Sub-Area 4.....	38
Map 13: Northeast Corner – Sub-Area 5 .....	40
Map 14: Northwest Corner – Sub-Area 6.....	42
Map 15: Mill Pond Road – Sub-Area 7 .....	43
Map 16: Pines Subdivision – Sub-Area 8.....	45
Map 17: Light Industrial Site – Sub-Area 9.....	46
Map 18: State Highway 18 Site – Sub-Area 10.....	47
Map 19: Extraterritorial Areas – Sub-Area 11.....	48
<b>PHASING .....</b>	<b>49</b>
<b>FUTURE DEVELOPMENT.....</b>	<b>49</b>
Table 10: Additional Projected Housing per Land Use Plan.....	51
Table 11: Percentage of Future Growth.....	52
Table 12: Total Projected Housing and Population Growth.....	53
Table 13: Future Business, Office and Light Industrial.....	54
<b>LONG-RANGE DEVELOPMENT.....</b>	<b>54</b>
<b>IMPLEMENTATION .....</b>	<b>55</b>



## EXECUTIVE SUMMARY

### BACKGROUND

Western Waukesha County is expanding in population yearly. The Village of Dousman, which is located in western Waukesha County, has experienced significant growth in both population and physical size of the Village. Due to the expansion of the Village, an updated Land Use Plan is essential in order to create a systematic approach to properly plan for the future development within the Village.

The purpose of this Land Use Plan is to reevaluate the existing plan, study the opportunities and constraints of the Village, and consider the preferences of the residents to guide future developments to the desired outcome of the Village. The Village of Dousman will satisfy the State of Wisconsin Smart Growth requirements by being active in the cooperative Waukesha County Smart Growth planning process.

The Planning Area includes more area than what is currently within the Village boundaries. The Village of Dousman and the Town of Ottawa have agreed upon a Boundary Agreement. The area within the Boundary Agreement is included in the Planning Area.

The Village has commenced discussion with the Town of Summit regarding a Boarder Agreement. In order to create a land use plan with “seamless boundaries,” compatible land uses should be adjacent to one another. For this reason, the lands within the extraterritorial zoning review jurisdiction have been included in the Planning Area. However, future development calculations have not included the lands within the extraterritorial zoning jurisdiction.

Goals and objectives have been created for the 1999 Master Land Use Plan. After review, these goals and objectives remain unchanged and represent the current views of the Village residents. Briefly, the goals and objectives for the Village of Dousman are:

**Goal 1:** Control commercial development in the STH 18 and 67 corridors.

Objective: Attract service oriented shops and destination oriented businesses.

**Goal 2:** Provide a quality retail environment to attract merchants and visitors to downtown.

Objective: Improve the physical setting of downtown.

Objective: Create a redevelopment plan.

**Goal 3:** Manage residential growth to achieve a ratio of 80 percent single-family residences and 20 percent multi-family residences.

Objective: Limit multi-family and promote single-family residential

Objective: Write new zoning ordinances to support this plan.

**Goal 4:** Promote business expansion and establishment of a new industrial park.

Objective: Determine locations for industrial uses.

**Goal 5:** Protect the natural resources of the Village.

Objective: Do not allow development in environmental areas.

**Goal 6:** Preserve the rural character of the Village.

Objective: The land use plan should be compatible with natural areas and existing land use.

Objective: Prepare zoning ordinances that dictate design standards.

## LAND USE

Existing land uses must be examined and considered in order to verify that these uses are consistent with the goals and objectives of the Village. The current land uses within the Village include residential, commercial, light industrial, and governmental and institutional. Large-lot single-family residential and agricultural or undeveloped lands are included in the Planning Area.

The proposed land uses include residential, business, governmental and institutional, light industrial, and recreational areas. These uses emphasize the need for open space, both the vehicular and non-vehicular transportation network, the viability of the downtown area, additional areas for light industrial and other business / office uses, and the desired 80:20 housing ratio. Environmental corridors and wetlands have been eliminated for future development in accordance with Goal 5.

Residential uses are separated into single-family, multi-family, and mixed residential by density. A diversity of housing options throughout the Village has been maintained with the proposed land uses. Essentially, the downtown area is to be the most dense to create a population center. Generally, the further from downtown, the less dense future residential development will occur. Mill Pond Road is an extension of Main Street. Therefore, higher residential densities along Mill Pond Road will lead to more visitors downtown. Assuming eighty percent of the potential residential development occurs, approximately 1,500 additional dwelling units could be added into the Village. This increase in housing translates into an increase in population of 4,100 for a total of 5,784 residents in the Village. School children would account for roughly 1,345 of the total population.

Commercial uses have been split into business and business park. Business uses are mainly to be located downtown. The corner of County Trunk Highway Z and State Highway 67 is the exception, where small convenient-type retail uses are located for commuters. In no way should this convenient commercial area detract from the downtown. When existing uses are redeveloped, they should maintain the pedestrian scale to be inviting for residents and visitors. Typically, the business distinction refers to smaller offices and neighborhood commercial uses. The business area downtown is essentially the redevelopment of existing businesses when the opportunity arises. Therefore, there is minimal additional acreage of business uses downtown.

The business park designation is for the northeastern area of the Village. Larger commercial, office, and light industrial uses will be similar to the business area except that these uses will not physically fit downtown. The light industrial uses could be ancillary uses to the Pabst Farms light industrial uses located north of the Planning Area. The business park location offers approximately 151 acres that could be developed into 1.4 million square feet of office, light industrial, and larger commercial areas by 2025.

Light industrial uses have been located along the major transportation routes. These routes would be State Highways 67 and 18. A total of 87 acres are designated for light industrial purposes. Approximately 43 acres have been identified separate from the business park for additional light industrial uses.

Park and open space is included throughout the Planning Area. These parks and open spaces include both passive and active recreational opportunities. The Glacial-Drumlin State Trail bisects the Village and travels through downtown. Private parks in new developments, public parks to enhance the Village parks, and multi-use trails between developments are proposed to provide non-vehicular transportation routes as well as recreational opportunities for residents as well as visitors.

## IMPLEMENTATION

In order to guide future development and redevelopment this Land Use Plan must be implemented. There are two categories of actions required to fully implement this Land Use Plan. The first category includes actions to be completed immediately. These actions are:

1. Study the sanitary sewer system to ensure its viability.
2. Adopt the Plan and create zoning in order to enforce the Plan.
3. Continue to discuss a border agreement with the Town of Summit.
4. Attach properties to the Village when requested by landowners for future development.
5. Rezone attached properties accordingly.

The second category includes ongoing actions to be addressed continually. These actions are:

1. Revive the Downtown Revitalization Program.
2. Address parking issues for the downtown area.
3. Continue working with the School District to ensure proper learning places.
4. Provide sound reviews of future developments.
5. Create recreational trails throughout the Planning Area with new developments.
6. Evaluate highway access for future developments.
7. Maintain / expand Village roads for efficient access for residents.
8. Protect natural resources.
9. Enforce development / redevelopment standards to ensure Dousman remains desirable.
10. Reevaluate the Land Use Plan at 5-year increments to ensure its credibility remains.

# **LAND USE PLAN**

## **INTRODUCTION**

The Village of Dousman, similar to neighboring communities in Waukesha County, is experiencing substantial growth and change. The growth within the Village includes both physical area of the Village as well as the population. Change is occurring throughout the Village with construction of new residential homes and downtown redevelopment.

Due to the growth of Dousman and throughout western Waukesha County, the current Land Use Plan for the Village is outdated. Therefore, the Village is preparing a Land Use Plan in order to properly plan for future development. The Land Use Plan will address the boundary agreement, development pressure, and existing land uses, and create a systematic approach for future development.

## **PURPOSE**

The Land Use Master Plan was created and approved for the Village of Dousman in 1999. Since 1999, several factors have made it necessary to update the Land Use Plan. These factors include the population growth and future trends, the age and effectiveness of the Downtown Revitalization Program, and the ability / constraints of expanding the Village via a recently approved border agreement with the Town of Ottawa.

The Village of Dousman has been active in the cooperative Waukesha County Smart Growth planning process. By approving this amendment to the existing Land Use Plan, the amendment can become part of the Waukesha County Development Smart Growth Plan. By entering into the cooperative planning process, the Village of Dousman will satisfy the State of Wisconsin Smart Growth requirements.

The purpose of this Land Use Plan is to reevaluate the existing plan, study the opportunities and constraints of the Village, and consider the preferences of the residents to guide future developments to the desired outcome of the Village.

## **PLANNING BOUNDARIES**

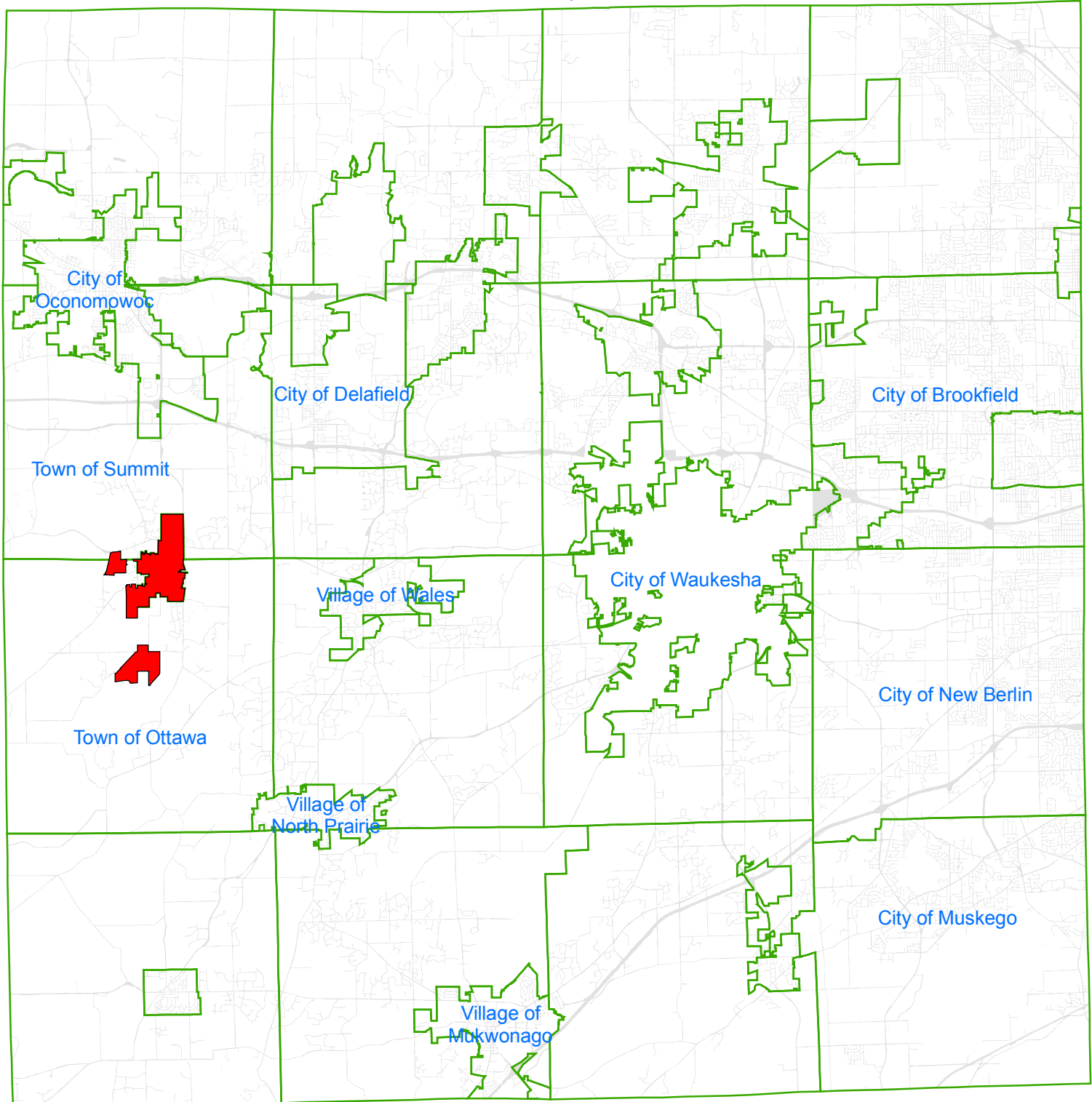
Dousman is located in western Waukesha County as illustrated on Map 1. The Village of Dousman currently covers approximately 1,436 acres or 2.2 square miles. The Town of Summit abuts the northern edge of the Village and the Town of Ottawa surrounds the remainder of the Village. Future expansion and development forces the Village to create a plan that is significantly larger than the Village itself.

A border agreement has been reached involving the Town of Ottawa and the Village of Dousman. The planning boundaries have therefore been extended to include all areas included in the border agreement. The Boundary Agreement approved by both the Town of Ottawa and the Village of Dousman is shown on Map 2.

# Map 1

## Village of Dousman Location Map

Village of Dousman  
Waukesha County, Wisconsin



### Legend

 Village of Dousman



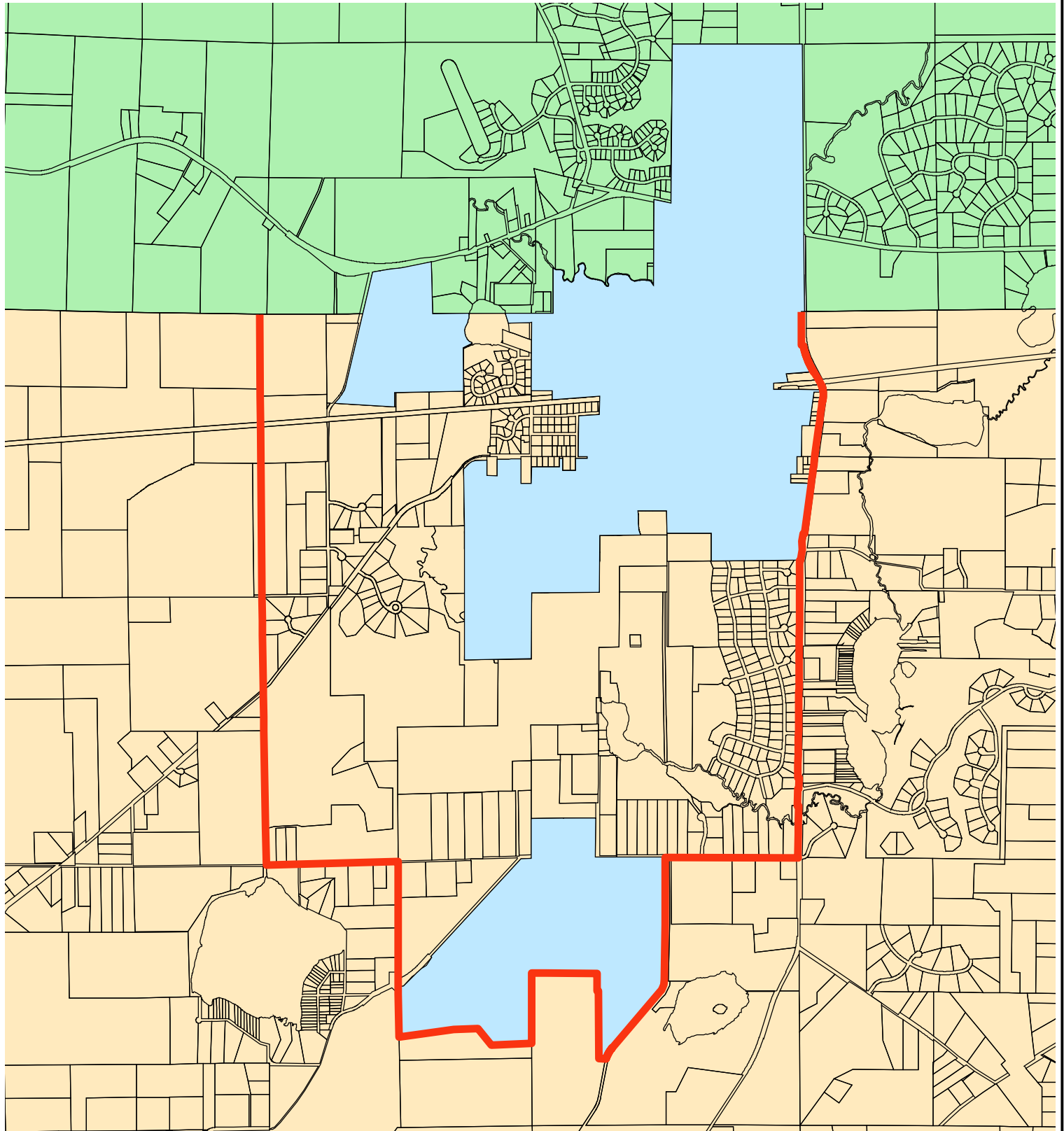
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January 20, 2006

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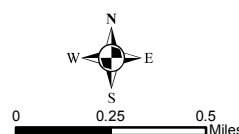
## Map 2

### Village of Dousman / Town of Ottawa Boundary Agreement



#### Legend

- Boundary Agreement with the Town of Ottawa
- Village of Dousman
- Town of Summit
- Town of Ottawa



January 20, 2006

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The Village recently commenced discussions with the Town of Summit regarding a border agreement. For the purposes of this plan, the lands included in the extraterritorial planning review jurisdiction has been included in the Planning Area to coordinate growth patterns with the Town of Summit. Map 3 delineates the Village of Dousman and the entire planning area. The entire Planning Area is approximately 7,973 acres or 12.5 square miles. However, the Planning Area used for projections or calculations throughout this Plan do not include the extraterritorial area and is then roughly 3,655 acres or 5.7 square miles.

## **GOALS & OBJECTIVES**

The Plan Commission and Village Board reviewed the goals and objectives from the 1999 Master Land Use Plan prior to its approval. It was important to revisit these goals and objectives to ensure that they continue to reflect the direction in which the Village wishes to achieve. Overall, the following goals and objectives remain unchanged and reflect the direction of the Village.

### **Goal One**

Control commercial development in the State Highways 18 and 67 corridors.

#### *Objective:*

- Position the downtown to serve local residents with service oriented shops and destination / boutique businesses.

### **Goal Two**

Provide a quality retail environment to attract merchants and Village residents in the Downtown area.

#### *Objective:*

- Improve the physical setting of downtown to create a climate for private investment.
- Develop a redevelopment plan that utilizes existing structures that have adaptive reuse capability and identify assembly sites where structures have a higher and better use as new development sites.

### **Goal Three**

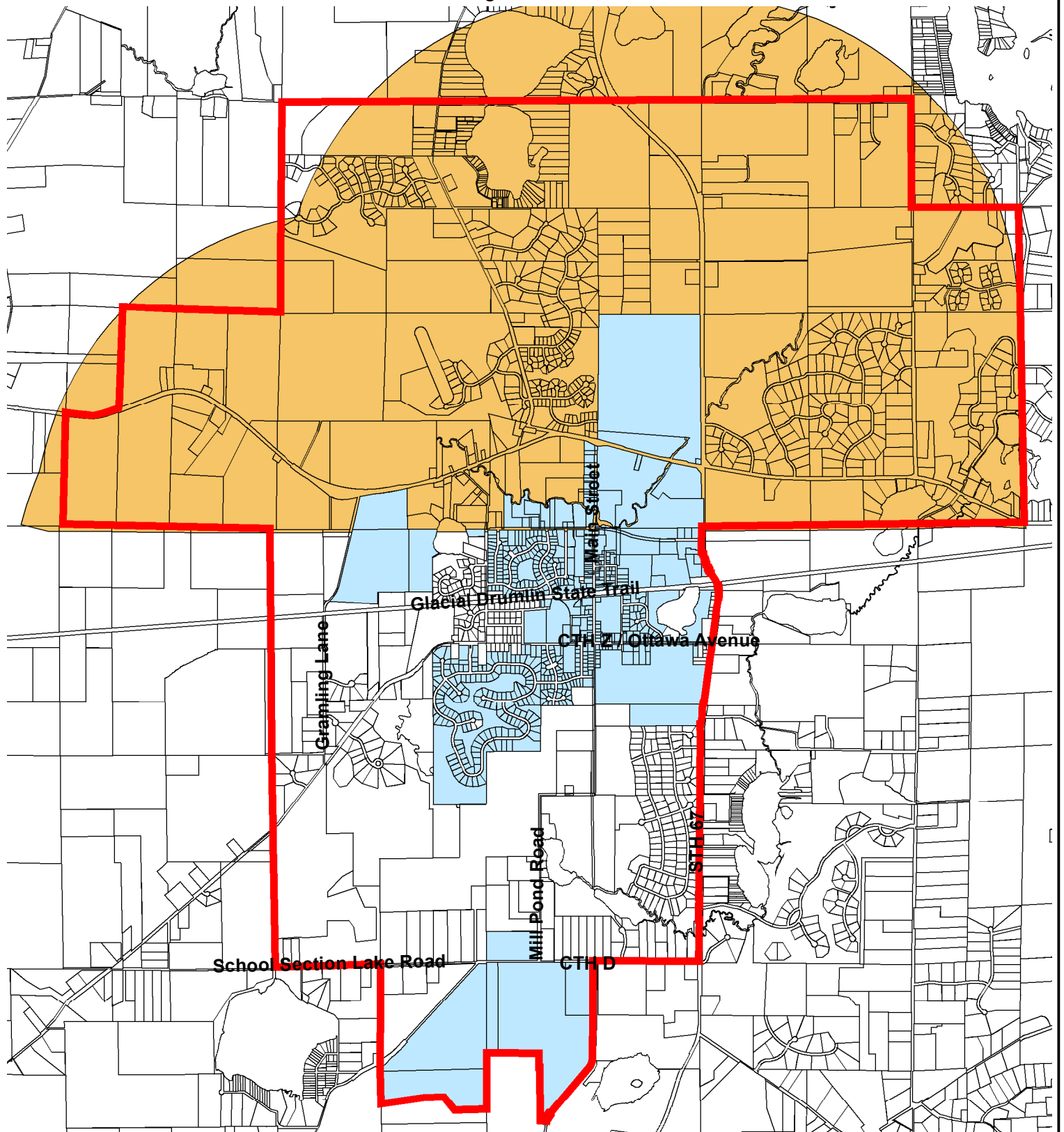
Manage residential growth to achieve a ratio of 80 percent single-family residences and 20 percent multi-family residences.

#### *Objective:*

- Prepare a land use plan that limits multi-family development and supports new single-family residential development.
- Write new zoning ordinances and development guidelines that support implementation of the land use plan.

# Map 3

## Planning Area Village of Dousman

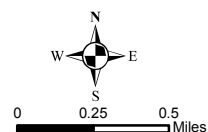


### Legend

■ Village of Dousman

■ Village Planning Jurisdiction within the Town of Summit

■ Planning Area



March 23, 2006

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## **Goal Four**

Promote business expansion and establishment of a new industrial park.

### *Objective:*

- Determine the most feasible location and amount of land required for the creation of a new industrial park and designate the land for light industrial uses in the land use plan.

## **Goal Five**

Protect the natural resources of the Village.

### *Objective:*

- Observe environmental areas as no-build zones and use protected open space to link future development within the fabric of the Village.
- Establish natural boundaries and environmental corridors as a guide for future growth in the Village.

## **Goal Six**

Assure that all future development is managed to be compatible with the Village's rural character.

### *Objective:*

- Prepare a land use plan that is compatible with natural areas and consistent with the existing land use patterns in the Village.
- Prepare zoning ordinances that dictate design standards.

## **HOUSING**

Within the Village, there are several multiple types of housing options available for current and future residents. The housing types can be separated by single-family versus multi-family housing as well as owner-occupied versus renter-occupied housing units. There are single-family housing within a vast range of lot sizes and multi-family housing, which would include both senior housing and ordinary apartments.

The Village desires a ratio of 80:20 of single-family to multi-family housing units. Although a fraction of single-family homes are rented, a majority of single-family homes are owner-occupied. Therefore, using the owner-occupied versus renter-occupied housing units offers a very close approximation of the number of single-family housing units compared with the number of multi-family housing units.

As of the 2000 census, there were 575 housing units in the Village of Dousman. Of the 575 housing units, 315 or 55 percent, of those were owner-occupied. Therefore 260 or 45 percent of the housing units in the Village were renter-occupied. This 55:45 ratio of single-family housing units to multi-family housing units greatly differs from the goal 80:20 ratio.

The Village does not meet the desired ratio of owner-occupied to renter occupied housing. The current ratio indicates that there are a significant number of households that are renters. This number may be skewed due to the large senior complex at the corner of STH 18 and STH 83. According to the 2000 US Census, 102 people were residents of nursing homes in the Village of Dousman.

By utilizing the number of building permits tallied monthly at the Village Hall a more accurate ratio can be estimated for the years between the last census and the present. The building permits indicate the number of new single-family and multifamily housing starts. From the year 2000 to September 2005, a total of 149 building permits were issued for the construction of new housing units. An additional 147 single-family building permits were issued. Only two of the building permits were for multi-family residential. The multi-family residential building permits consisted of a sixteen unit building and a four unit building. There were 575 households in the Village in 2000 according to the census. With the additional 167 households, in 2005 there were about 742 households in the Village.

The State of Wisconsin Department of Administration has completed household projections for the Village. According to these projections, the Village of Dousman has approximately 603 households in the year 2005 and roughly 717 total households in 2025. According to the number of building permits issues since the last census, there are 742 households or housing starts in the Village. Therefore, the Village of Dousman has already surpassed the number of households that the State of Wisconsin Department of Administration projected for the next twenty-five years.

Table 1: Projected Households

	<u>Total households</u>		<u>Projected Households</u>			
	2000	2005	2010	2015	2020	2025
Village of Dousman	575	603	631	659	686	717
Waukesha County	135,229	141,432	147,801	154,151	159,986	166,773

SOURCE: State of Wisconsin - Department of Administration

A significant number of seniors reside in the Three Pillars Campus. The Three Pillars Campus is a collection of buildings with apartments or rooms for seniors. A range of services is offered from minimal care to extensive help for seniors to maintain day-to-day living. All of the housing units are renter occupied. The Three Pillars Campus has over 150 housing units for renting seniors.

According to the following table, the number of building permits issued has recently slowed since 2003. However, growth in the Village is not stagnant. Currently, both single-family and multi-family housing development proposals are being evaluated. Single-family subdivisions are in the proposal or beginning construction stages. A new Compass Point portion of the Three Pillars Campus is to open in 2006. Compass Point will include 75 additional one and two bedroom apartments.

Table 2: Village of Dousman Building Permits Issued for New Housing

	<u>Single-Family</u>	<u>Multi-Family</u>	<u>Total Units</u>
2000	0	1	16
2001	53	0	53
2002	57	0	57
2003	26	1	30
2004	9	0	9
2005	2	0	2
<b>Total</b>	<b>147</b>	<b>2*</b>	<b>167</b>
* For a total of 20 housing units			

SOURCE: Village of Dousman Inspection Records

The diversity in housing options is not solely single-family verses multi-family dwelling units. The Village of Dousman has a housing stock that is very diverse when evaluated on affordability. The median value of an owner-occupied housing unit was \$137,000 in 2000 according to the Census. The median housing unit in Waukesha County as a whole was \$170,000.

The Village of Dousman has provided affordable housing for residents. The housing on Park Street was the first affordable housing development in the Village. The housing units along Cramer Avenue were also developed within the affordable housing standards. Based on the discrepancy in the median values of owner-occupied housing units, affordable housing still exists in the Village.

## POPULATION

A positive correlation exists between the number of housing units and the population. The number of housing units in the Village of Dousman continues to increase; therefore the population is increasing as well.

The Census for the United States is taken and released every ten years. During the interim, the State of Wisconsin Department of Administration and the Federal Government evaluate the trends of population, households, and employment. After evaluating the trends and estimates, predictions are made for populations of municipalities.

At the time of the 2000 census, the Village of Dousman had 1,584 residents. The census count is more than five years old. The State of Wisconsin Department of Administration has completed population projections through 2025. In 2003, the Department of Administration had projected the population in the Village to be 1,659 people in the year 2005.

The census has estimated the population for the Village at 1,808 residents in the year 2005. This estimate by the census surpasses not only the 2005 projection, but also the 2015 projection completed by the State of Wisconsin Department of Administration.

The State of Wisconsin Department of Administration yearly population estimates are calculated from state income tax returns and drivers license information. This estimating system may undercount a large number of senior citizens whom do not file a return or drive, such as those living in the Three Pillars Campus.

**Table 3: Population Projections and Percent of Change**

	Census	Census	Census	Projection	Estimate	Projection	Projection	Projection	Projection
	1980	1990	2000	2005	2005	2010	2015	2020	2025
Village of Dousman	1,153	1,277	1,584	1,659	1,808	1,721	1,781	1,842	1,917
percent change		10.8	24.0	4.7	9.0	3.7	3.5	3.4	4.1
Waukesha County	280,203	304,715	360,767	374,891	377,208	386,460	397,922	409,570	424,472
percent change		8.7	18.4	3.9	4.6	3.1	3.0	2.9	3.6

Source: State of Wisconsin Department of Administration

When Master Land Use Plan was adopted in 1999, population estimates and projections were analyzed. The projections completed prior to the old plan are significantly higher than the projections completed in 2005. The current population projections from the State of Wisconsin indicate the populations for 2010 and 2015 will be 1,721 and 1,781 people respectively. The previous projections for the Village forecast a population of 2,066 and 2,185 for the same years for a difference of 345 residents for 2010 and 404 residents in 2015.

The number of building permits issued since the year 2000 also provides a second estimate to the population in the Village. A total of 169 new housing starts occurred from the year 2000 to September of 2005. According to the 2000 census, the average household size was 2.58 people per household. By multiplying the average household size by the number of housing starts, about 384 additional residents live in the Village. The additional 384 people increase the total population of the Village to be 1,968 people. This estimate calculated from the building permit data indicates that the population of the Village of Dousman is beyond the 2025 projection.

A third population projection, which may be the most accurate, is based on this land use plan. This will be addressed after the section recommending the proposed land uses.

## SCHOOLS

The entire Village is part of the Kettle Moraine School District. The Kettle Moraine School District serves all or portions of ten different municipalities in western Waukesha County. The School District is comprised of four elementary schools, one middle school, and one high school. Of the schools within the Kettle Moraine School District, one elementary school and the middle school are located in the Village of Dousman. A single parochial school is also located in the Village of Dousman. St. Bruno's grade school located near the center of the Village and is close in proximity to Dousman Elementary. All three schools are located along CTH Z in the Village.

All of the elementary schools in the Kettle Moraine School District are either near or above capacity levels. Dousman Elementary is beyond capacity. According to the Kettle Moraine School District website, Dousman Elementary has 525 students currently enrolled.

The Kettle Moraine School District has completed studies regarding the number of students per household within the District as well as by municipality. For the entire School District there are 0.57 students per household. The Village of Dousman is slightly higher at 0.60 students per household.

By using the census data, it is possible to approximate number of students enrolled in the Kettle Moraine School District who live in the Village of Dousman. There were 575 households in the Village in the year 2000. Therefore, by using the ratio of students per household from the Kettle Moraine School District, roughly 345 youths from the Village of Dousman were enrolled in the School District.

An additional 169 housing units are located in the Village from the 149 additional building permits issued since 2000. Using the same ratio, approximately 100 additional students from the Village have enrolled in the School District since 2000.

Dousman elementary school services the Village of Dousman, and significant portions of the Town of Ottawa and the Town of Summit. Because the elementary school is beyond capacity, any residential development within the Dousman Elementary boundaries must be carefully considered regarding the impacts on both the elementary school as well as the school district as a whole.

## EMPLOYMENT

Almost all residents of the Village of Dousman who are seeking work and are working age are currently employed. Of all Village residents, at the time of the last census 1,189 people were of working age. Of those 809 residents were in the labor force. This means that they were working or actively seeking employment. The number of residents who were employed for the 2000 census was 778. Therefore, the Village of Dousman had an unemployment rate of 2.4 percent. Waukesha County had an unemployment rate of 4.7 percent during the same time period. The following table shows the breakdown of males and females by occupation and the percentage of the total population.

**Table 4: Males and Females by Occupation for the Employed Population  
16 years and over within the Village of Dousman**

			Management, Professional, and Related Occupations	Service Occupations	Sales and Office Occupations	Farming, Fishing, & Forestry Occupations	Construction, Extraction, & Maintenance Occupations	Production, Transportation, & Material Moving Occupations
<u>Males</u>	Total Persons	Total Males						
Village of Dousman	778	405	106	27	55	0	82	135
		52.1%	13.6%	3.5%	7.1%	0.0%	10.5%	17.4%
Waukesha County	195,290	104,474	41,243	7,220	20,664	146	14,883	20,318
		53.5%	21.1%	3.7%	10.6%	0.1%	7.6%	10.4%
<u>Females</u>		Total Females						
Village of Dousman		373	127	61	146	2	4	33
		47.9%	16.3%	7.8%	18.8%	0.3%	0.5%	4.2%
Waukesha County		90,816	37,605	12,265	34,807	122	482	5,535
		46.5%	19.3%	6.3%	17.8%	0.1%	0.2%	2.8%

Source: U.S. Bureau Of The Census - Prepared By Demographic Services Center, Wisconsin Department Of Administration

The population of the Village has increased significantly and equally significant is the trend of employment for the Village. The number of residents who are employed has increased by 211 people, or 37.2 percent. The number of residents in the Village with jobs in the management, professional, and related occupations has increased by over 117 percent. Over half of the added population in the Village is employed in a professional capacity.

Table 5: Village of Dousman Professions

Occupation	1990	2000	Percent Change
Total:	567	778	37.2
Management professional and related occupations:	107	233	117.8
Service occupations:	72	88	22.2
Sales and office occupations:	163	201	23.3
Farming fishing and forestry occupations:	3	2	-33.3
Construction extraction and maintenance occupations:	80	86	7.5
Production transportation and material moving occupations:	142	168	18.3

SOURCE: US Census

## EDUCATIONAL ATTAINMENT

The level of educational for residents of a municipality can be used to measure socio-economic status. In general, the higher the educational attainment in an area, the higher the individual income and the higher the expendable income will be. This may depict what types of careers, income levels, and expendable income of the Village as a whole.

The trend of more management / professional employment in the Village may be associated with the education received. Therefore, more residents of the Village will have had more years of education. To further this assessment, with residents completing more education there will be more residents employed as management professionals and related occupations, which will result in more income and therefore more money in the Village to spend and support more commercial uses within the Village.

Table 6: Village of Dousman Educational Attainment of Adults

Total	1164	
Less than 9th grade	49	4.2%
9th to 12th grade no diploma	98	8.4%
High school graduate (includes equivalency)	434	37.3%
Some college no degree	283	24.3%
Associate degree	82	7.0%
Bachelor's degree	157	13.5%
Graduate or professional degree	61	5.2%

SOURCE: US Census

## INCOME

The median individual income in the Village was \$29,180 per year when the census was taken in 2000. During the same period, the median household income for the residents in Dousman was \$46,944. Compared to other villages in the area that are approximately the same size, the individual median income for the residents of Dousman is very similar to other village's median income.

The household median income for the Village of Dousman is slightly higher than that of the Village of Sullivan and the Village of Palmyra. These three villages have a lower median household income than the other surrounding communities. Of many possibilities, this may be attributed to choosing to have one parent stay at home with children. The following table shows the median individual and household income in the neighboring villages.

Table 7: Median Income Comparison

	Individual Median Income	Household Median Income
Village of Dousman	\$29,180	\$46,944
Village of Sullivan	\$26,786	\$43,229
Village of Wales	\$32,900	\$75,000
Village of North Prairie	\$30,318	\$67,591
Village of Hartland	\$29,464	\$58,359
Village of Eagle	\$30,574	\$58,207
Village of Palmyra	\$23,664	\$45,521

SOURCE: US Census

## TRANSPORTATION

Transportation routes have a great impact on where people locate both their businesses and homes. If a place is easy to access by driving, it is more likely that people will include this place as a desirable place to live and work.

The Village of Dousman has great access to surrounding areas. There are major vehicle transportation routes passing through or very near the Village of Dousman. Interstate Highway 94, which is the major transportation route between Milwaukee and Madison, is located three miles north of the Village. State Trunk Highway 18 traverses the northern edge of the Village, while STH 67 is adjacent to the east of the Village. Two County Trunk Highways, D and Z, also travel through the Village. This network of national, state, and county highways makes the Village very accessible to both visitors and residents.

Main Street in the Village reflects its name. It is the street where the Village downtown is located along with the Village Hall and Cory Park.



Another source of transportation is located in the Village. The Glacial-Drumlin State Trail travels through the middle of the Village. Bikes use the trail in the summer and snowmobiles in the winter. The trail can then be used as a transportation route or simply for recreation.

### TRAFFIC ANALYSIS

Traffic volume is counted periodically by the Wisconsin Department of Transportation. The total traffic volume in the Village is increasing at an incredible rate. One example would be Main Street. In 2000, there were 3,800 vehicles using Main Street north of Wilson Road. By 2003, the volume of traffic increased by 400 vehicles per day to 4,200 vehicle trips in 2003.

The traffic volume along STH 18 has been measured in three locations within the Planning Area. These locations where traffic was measured included immediately and west of Main Street, and just east of Utica Lake Road. Vehicle trips have increased significantly at all three locations from 2000 to 2003. Immediately east of Main Street the number of vehicle trips has increased by 900 vehicle trips per day to 7,200. West of Main Street the number of vehicle trips increased to 4,800, a change of 1,000 vehicles. Approximately 4,200 vehicles passed Utica Lake Road along STH 18.

Utica Lake Road also experienced a growth in traffic volume from 2000 to 2003. The number of vehicle trips increased from 1,000 to 1,300 for an increase of 300 vehicle trips per day. County Trunk Highway Z has increased 200 vehicle trips per day both east and west of Main Street.

State Highway 67 has actually observed a decrease in vehicles from 2000 to 2003. The number of vehicles has decreased north of STH 18 by 500 trips. South of STH 18 has decreased by 100 vehicles per day.

Overall, Dousman has seen a significant increase in traffic volumes throughout the entire Planning Area. The most drastic change for the Village would be the increase in vehicles along Main Street. This is notable because the majority of commercial uses are located in the Downtown along Main Street. Also, because of the increased traffic along STH 18, an entrance sign to the Village could be located at the intersection of STH 18 and Main Street to invite and attract visitors.

### SEWER SERVICE AREA

In order to accommodate future development with sanitary sewer and water, two main constraints must be addressed. First, the wastewater treatment facility must be able to treat additional waste without putting the facility over capacity. Second, areas for new development must be included in the sewer service area as delineated by the Southeastern Wisconsin Regional Planning Commission (SEWRPC), as new development requires sanitary sewer.

The Village of Dousman operates its own wastewater treatment facility. According to a recent study conducted by Ruekert / Mielke in 2004, as many as 310 additional homes could be connected to the sanitary sewer system without forcing the treatment facility to work beyond capacity. This number drops to 207 homes if developed in conjunction with some industrial, commercial, or institutional development occurs concurrently. The current system was constructed in 1982 and was designed to last 20 years. It may need an upgrade in the very near future.

Additional developments have been proposed from the time of the study in 2004. As more developments are considered throughout the Planning Area, the amount of treated wastewater must be evaluated, as the number of additional connections to the sanitary sewer system will be exhausted shortly.

The ultimate sewer service area is defined by SEWRPC. If land and soil conditions allow and the treatment facility is able to treat the additional wastewater created by future development, SEWRPC may extend the boundaries for development with sanitary sewer and water.

## SOILS

The soils within the planning area are from three general categories: the Fox-Casco, Houghton-Palms-Adrian, and the Boyer-Oshtemo associations. The Fox-Casco association makes up the majority of the northern portion of the planning area. Houghton-Palms-Adrian association soils make up the majority of the wetlands, and the Boyer-Oshtemo association is present mainly in the southern portion of the planning area that is not wetland.

The Fox-Casco and Boyer-Oshtemo associations are well drained soils located mainly on outwash plains. The Fox-Casco association can also be found on stream terraces. The Houghton-Palms-Adrian association consists of very poorly drained soils and located in depressions on old lakebeds and floodplains.

## NATURAL FEATURES

The Village of Dousman has many excellent natural features that add to the rural character of the Village. As the Village grows, care must be given to protect those natural resources. Water and wetlands are abundant in the Dousman area. North of the downtown area is a wooded area. Several lakes and rivers are within the Village. The Bark River, Scuppernong Creek, Utica Lake, Mill Pond, and the Pines Subdivision Lake, and a private lake are all water features within the Planning Area. Each of these water features contributes to the Village. Surrounding the surface water in the Village are wetlands.

Wetlands account for a significant portion of the southern planning area. The Southeastern Wisconsin Regional Planning Commission has identified and delineated environmentally sensitive areas so that local governmental agencies can protect them. Primary environmental corridors and isolated natural resource areas are located within the Planning Area. The environmental corridors include both wetlands and woodlands. Environmental corridors and isolated natural resource areas serve a multitude of purposes. These areas contribute significantly to the rural atmosphere that area residents desire while preserving the purity of drinking water, as well as maintaining integral portions of our ecosystem.

Key components of environmental corridors are: 1) rivers, streams, lakes, and associated shorelands and floodlands, 2) wetlands, 3) woodlands, 4) prairies, 5) wildlife habitat areas, 6) wet, poorly drained, and organic soils, and 7) rugged terrain and high-relief topography.

Primary environmental corridors are at least 400 acres in size, two miles in length, and 200 feet in width. Isolated natural resource areas are at least five acres in size and are separated physically from the environmental corridors by intensive urban and agricultural land uses.

The primary environmental corridors are abundant in the Village's Planning Area. A majority of the wetlands are included as primary environmental corridor. The primary environmental corridors include the best remaining woodlands, wetlands, and wildlife habitat area and are, in effect, a composite of the best remaining elements of the natural resource base of the study area. These corridors have truly immeasurable environmental and recreational value. The preservation of these areas in an essentially open, natural state, including park and open space uses, limited agricultural uses, and very low-density residential uses, will serve to maintain a high level of environmental quality in the Village and protect its rural character.

Three small isolated natural resource areas have been identified in the planning area of the Village. These areas are mainly smaller wetlands. The isolated natural resource areas are smaller in size but their preservation remains important to the environment and to the Village.

### PARKS & RECREATIONAL OPPORTUNITIES

The Village of Dousman has limited parks and recreational opportunities throughout the Village. The main public park is Cory Park, which is located along Main Street south of the downtown area. Cory Park is approximately 12 acres with a variety of active and passive recreational opportunities. Cory Park is also used for the Village festival known as Dousman Derby Days.

There is an existing trail through the Village. The Glacial-Drumlin State Trail passes through the middle of the Village. This trail extends many miles east and west of the Village. This trail is usable for recreational purposes throughout the year.

The Boundary Agreement between the Village of Dousman and the Town of Ottawa included a possible future trail location. Although this trail is planned on private property, it also utilizes both state and county owned land. Over four miles of trail was included in the Boundary Agreement.

The opportunity exists to plan for current and future residents to be able to traverse the Village without using a motorized vehicle. In addition to the Glacial-Drumlin State Trail and the trail discussed in the Boundary Agreement there are possibilities to add non-vehicular trails to the Village to provide recreational opportunities for current and future residents of Dousman.

### 2010 STAGE OF THE RECOMMENDED LAND USE PLAN FOR WAUKESHA COUNTY

The areas that do not lie within the Village municipal boundary are currently in either the Town of Summit or Town of Ottawa. These lands are ultimately under the Waukesha County jurisdiction. The 2010 Stage of the Recommended Land Use Plan for Waukesha County identifies the recommended growth pattern for the County through 2010.

Through 2010, the recommended land use plan for Waukesha County has the Village of Dousman and Towns of Summit and Ottawa categorized in several land uses. A large portion of the entire area has been denoted as primary environmental corridors. These corridors are not undevelopable. However, there are density restrictions that limit development.

The Village of Dousman is included in multiple residential land use designations. The first area and the most dense for the Village is the medium density residential with a development density of 6,000 to 19,999 square feet per dwelling unit. Low density residential is between 20,000

square feet and 1.4 acres per dwelling unit. Suburban residential I is to be developed at a density of between 1.5 and 2.9 acres per dwelling unit. Two very general residential districts are also included. These are the urban reserve and rural density residential and other agricultural lands.

Commercial, governmental and institutional are also included as land uses for the 2010 Stage of the Recommended Land Use Plan for Waukesha County. These areas include the existing uses throughout the Village. The Development Plan for 2010 on the Waukesha County GIS Website slightly differs from the 2010 Stage of the Recommended Land Use Plan for Waukesha County. The northwest corner of STH 18 and STH 67 has been identified as commercial – special use.

The lands in the Towns of Ottawa and Summit, but within the planning area have been categorized as well in the 2010 Plan. The majority of these lands are primary environmental corridor or rural density residential and other agricultural lands. It is important to note that the land uses identified in the County plan for 2010 may be altered a bit due to current studies being performed to complete the cooperative Waukesha County Smart Growth Plan.

### CURRENT LAND USES

In order to best understand land uses throughout the Planning Area, the existing uses must be analyzed in order to create a land use plan that will be compatible with existing uses. The Village of Dousman is made up of a variety of land uses. These land uses are mainly residential, commercial, light industrial, and governmental and institutional. The Planning Area includes all of the uses within the Village as well as large-lot single-family residential and agricultural or undeveloped land as shown on Map 4.

The residential uses within the Village limits include both small and medium-lot single-family residential as well as multi-family residential. The older residential uses are usually located in or near the downtown area and are on the small lots. The newer subdivisions are further from the downtown and on the medium sized lots. Multi-family residential uses can also be found near downtown.

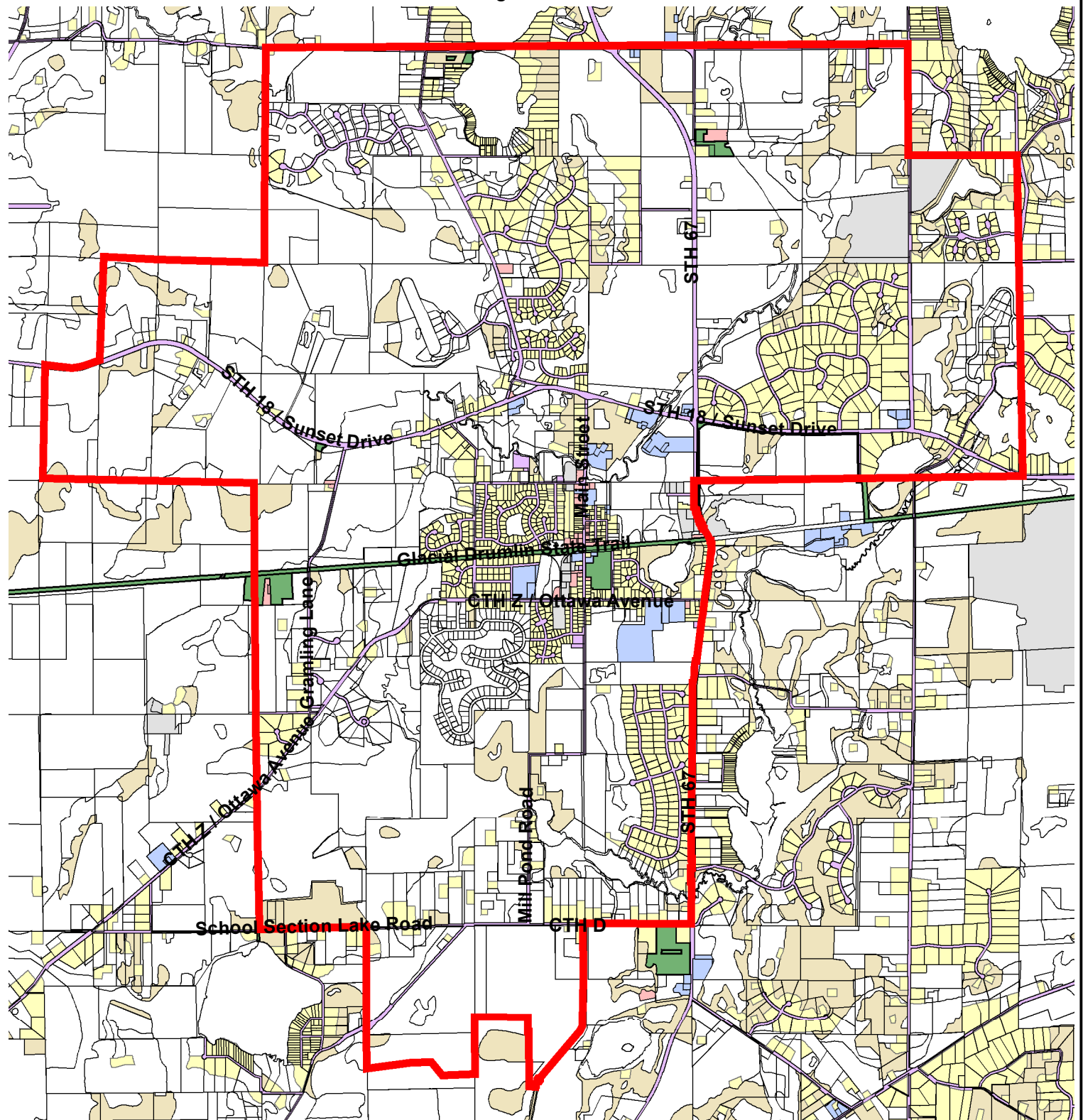
The residential portions of the Planning Area include both large and medium-lot single-family outside of the current corporate limits. The large lots typically abut a Waukesha County Trunk Highway. However, there is a relatively new subdivision immediately west of STH 67 and north of CTH D that has been developed as large-lot single-family residential with an internal road network. Medium sized lots are also located immediately north of the Pines Subdivision and south of Utica Lake.

Recently two pieces of land have been attached to the Village. The first property is immediately west of Utica Lake. The second is south of CTH D. These agricultural lands have been attached to the Village in order to move forward with the extension of sanitary sewer and water for future residential development within the planning area. As of this writing, these properties are in separate stages of approval from conceptual to final approval.

The commercial areas are mainly located along Main Street and make up the downtown area of Dousman. Commercial uses are also found along STH 67 east of downtown as well as along STH 18, which is north of downtown.

# Map 4

## Existing Land Uses per Waukesha County in 2000 Village of Dousman



### Legend

- |                                   |                            |               |
|-----------------------------------|----------------------------|---------------|
| Agricultural / Unused / Open Land | Industrial                 | Planning Area |
| Residential                       | Transportation / Utilities |               |
| Commercial                        | Recreational               |               |
| Government / Institutional        | Woodland                   |               |



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Miles

January 20, 2006

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In the previous Master Land Use Plan a Downtown Revitalization Program was launched. A large part of the Program was a vision of the downtown for the future. The vision included ten-point process to redevelop and rejuvenate the downtown. These points are:

- Continue joint working relationship between downtown business owners, landowners, Village Board members and the Chamber of Commerce to create a climate that is progressive and opportunistic for investment.
- Initiate site assembly for recommended redevelopment sites, and promote downtown linkages to recommended commercial sites on STH 18 and STH 67.
- Improve downtown street parking, resident access to downtown, and enhance gateway signage and directions leading in downtown.
- Develop a landmark destination place, “Village Square,” as a catalyst for redevelopment and as a model for historic design motif in downtown.
- Create a “grass-roots effort” botanical garden in the Village Square and promote a coordinated garden theme throughout the downtown streetscape.
- Program and promote new tourism events and festivals in downtown and link the Village Square to the 12.0-acre Corey Pak open space.
- Construct pedestrian linkages to the high-density Three Pillars residential campus and tailor the business mix to serve local retail and service needs.
- Promote development of new commercial businesses on STH 18 and STH 67 that will attract people to the Village and into downtown.
- Create a Tax Increment District to finance development and improvements.
- Create a Business Improvement District to finance marketing and promotion.

Since this Downtown Revitalization Program has been in effect, there have been modest accomplishments as far as rejuvenating the downtown area. The Downtown Revitalization Program should be revisited with an organization whose goal is to implementing the Program.

Light industrial uses can be found virtually sprinkled throughout the Village and Planning Area. These uses are found on both the north and south sides of CTH Z west of Main Street, along STH 67 immediately north of the Glacial-Drumlin State Trail, as well as a few other scattered parcels.

Government and institutional uses are also located in the Village. Government uses include the Village Hall, Fire Department, public works area, and other government owned parcels. These are mainly found downtown. The institutional uses include the schools and senior campus within the Village. All three schools are all located along CTH Z. The senior campus is located from the intersection of STH 67 and STH 18 to Main Street in downtown.

A large section of the Planning Area south of the Village is owned and maintained by a Waukesha County Conservation group. This land is almost entirely within a primary environmental corridor made up of mostly wetlands and woodlands.

## PROPOSED LAND USES

The Village of Dousman is a rural community that like all of western Waukesha County is changing rapidly. The population is growing while the Village borders are expanding. The increasing population accompanied with a shifting society is also facilitating a change in the dynamics of the Village. Changes in the dynamics include residents who have more schooling experience and residents who hold managerial positions. The proposed land uses consider both the current uses as well as the future population trends.

It is necessary to revisit the goals and objectives of the Village to ensure that they coincide with the proposed future land uses. Very briefly, a summarization of the goals and objectives are:

**Goal 1:** Control commercial development in the STH 18 and 67 corridors.

Objective: Attract service oriented shops and destination oriented businesses.

**Goal 2:** Provide a quality retail environment to attract merchants and visitors to downtown.

Objective: Improve the physical setting of downtown.

Objective: Create a redevelopment plan.

**Goal 3:** Manage residential growth to achieve the residential 80:20 ratio.

Objective: Limit multi-family and promote single-family residential

Objective: Write new zoning ordinances to support this plan.

**Goal 4:** Promote business expansion and establishment of a new industrial park.

Objective: Determine locations for industrial uses.

**Goal 5:** Protect the natural resources of the Village.

Objective: Do not allow development in environmental areas.

**Goal 6:** Preserve the rural character of the Village.

Objective: The land use plan should be compatible with natural areas and existing land use.

Objective: Prepare zoning ordinances that dictate design standards.

A variety of land uses are proposed and include residential, commercial, institutional, and parks and open spaces. The residential land uses consist of small, medium, and large lot single-family residential, low and high-density multi-family residential, and mixed residential. The commercial areas have been separated into business, office, and light industrial uses. Governmental uses, schools, and places of worship make up the institutional land uses. Parks and open spaces consist of parks, environmentally sensitive areas, and other outdoor recreational areas. Please refer to Map 5 for the proposed land uses within the Planning Area. Overall, the existing land uses serve the needs of the Village, but with the expanding Village and increasing population, there will be deficiencies that should be addressed in the present. A plan that addresses new development, infill development, and redevelopment is essential.

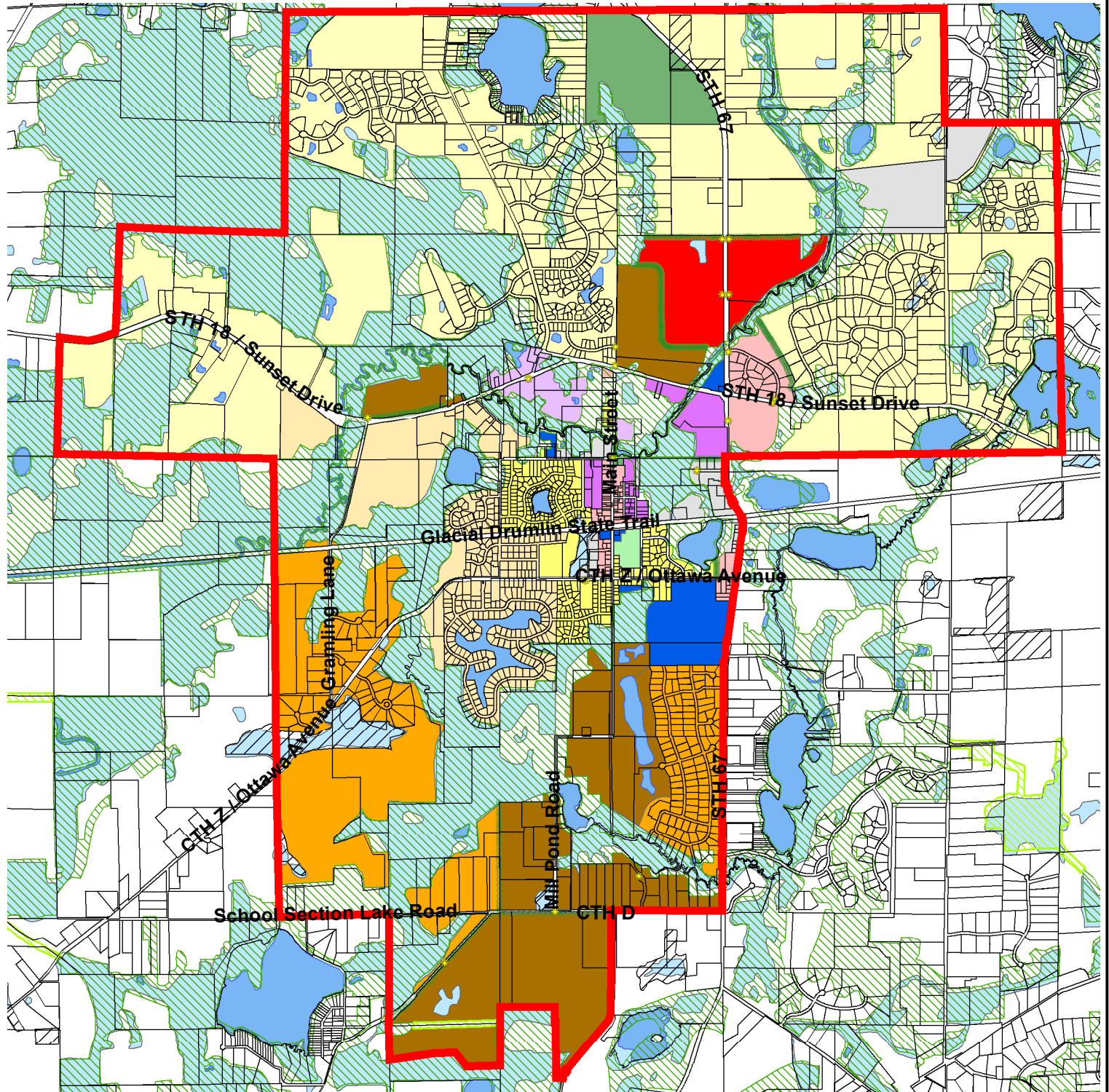
### Residential

- Small-lot single-family residential uses primarily include the existing residential areas that have been developed on lots less than 15,000 square feet. These developments are mainly the older subdivisions that are located close to the downtown area. The smaller lots make for neighborhoods that are easily walkable.



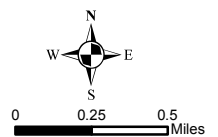
# Map 5

## Proposed Land Uses Village of Dousman



### Legend

- |                                  |   |                            |
|----------------------------------|---|----------------------------|
| Primary Environmental Corridor   | Planning Area   | Government / Institutional |
| Secondary Environmental Corridor | Small-Lot Single-Family (less than 15,000 square feet)      | Business                   |
| Isolated Natural Resource Area   | Medium-Lot Single-Family (15,000 to 29,999 square feet)     | Business Park              |
| Wetlands                         | Large-lot Single-Family (30,000 to 45,000 square feet)      | Light Industrial           |
| Surface Water                    | Large-lot Single-Family / Ag (more than 45,000 square feet) | Municipal Park             |
| Landscaping Buffer               | Mixed-Use Residential (gross 26,000 square feet per du)     | Recreational               |
| Future Access Location           | Low-Density Multi-Family (6 du/acre max)                    | Future Road                |
|                                  | High-Density Multi-Family (10 du/acre max)                  |                            |



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- Medium-lot single-family residential areas are mainly utilized as a transition from small-lot to large-lot single family. Generally the medium sized lots are further from the downtown area than the small-lots. Medium sized lots are those between 15,000 and 30,000 square feet. Several of the newer subdivisions have been developed with medium sized lots as defined in this plan.
- Large lots range from 30,000 square feet to 45,000 square feet in size. These residential lots are typically near the outskirts of the Village Planning Area. The purpose of the large lots is to allow future developments with large lots while still being able to serve these areas with municipal sanitary sewer and water.
- Large-lot single-family / agriculture areas are mainly located in the extraterritorial jurisdiction area of the plan that are within the Town of Summit. This area is intended to provide for the identical large lots found within the Village, but also provide for agricultural uses to remain.
- High-density multi-family residential areas have been included near the downtown area. The high-density multi-family residential allows more dense developments that would be able to include large apartment buildings or condominium projects. The Three Pillars Campus is an example of what would be located in the high-density multi-family area.
- Low-density multi-family residential areas limit the overall size of future multi-family development to a maximum density of six dwelling units per acre. The maximum density will limit future development to smaller apartment buildings or limited condominium projects. Smaller two-family or side-by-side condominium projects would benefit the Village in several ways. Condominiums are traditionally an owner-occupied dwelling unit that typically attracts young professionals and “empty nesters” who typically have more expendable income, and they do not necessarily utilize all Village services.
- The mixed residential area would include a combination of small-lot single-family, medium-lot single-family, large-lot single-family, and low-density multi-family. This area would take advantage of site features to create unique site design with a mixture of dwelling types, while protecting natural and man-made site features. The number of dwelling units would be limited to a minimum of 26,000 square feet of overall site area needed per dwelling unit.

Table 8: Residential Land Use Categories

Residential Land Use Category	Dwelling Types	Density
Small-Lot Single Family	Single Family	Maximum lot of 14,999 square feet
Medium-Lot Single Family	Single Family	Minimum lot of 15,000 square feet Maximum lot of 29,999 square feet
Large-Lot Single Family	Single Family	Minimum lot of 30,000 square feet Maximum lot of 45,000 square feet
Mixed Residential	Single Family and Multi-Family Dwellings	Maximum density of one dwelling per 26,000 square feet of gross land area
Low-Density Multi-Family	Two Family and Multi-Family Dwellings	Maximum density of 6 dwelling units per acre
High-Density Multi-Family	Two Family and Multi-Family Dwellings	Maximum density of 10 dwelling units per acre

SOURCE: Ruekert/Mielke

### Commercial

- The business distinction includes smaller office or neighborhood commercial uses. These uses are generally located in the downtown area. The purpose of the business category is to be able to utilize the majority of the existing buildings located in the downtown area.
- The business park area serves a similar purpose. The business park area is for larger offices and light industrial-type uses that will not physically fit downtown or fit the character of the downtown area. The uses in the business park area could be ancillary uses to the Pabst Farms development.
- The light industrial category is meant for industrial uses that conduct operations in the absence of any nuisance for adjacent uses. The majority of the existing light industrial uses have been included in this category.

### Institutional

- While planning for the future growth of the Village, institutional and governmental uses should be identified. Although difficult to plan for, uses such as places for religious worship, the Village Hall, and other governmental facilities should be considered. The future growth may facilitate the need for additional accommodations for future residents. These uses have not been identified on the land use maps because they will be conditional uses when they are constructed.
- Future residential growth of the Village translates into additional children. Many of the Kettle Moraine School District schools are at or very near capacity. Additional residents will cause additional strain on the school system. Therefore, area for a second elementary school in the Village is needed. Map 6 indicates several possible locations

where sufficient area exists to construct a new elementary school if the Kettle Moraine School District deems a new school in Dousman is necessary.

- The history of the Village is important for current and future residents. Therefore, when the opportunity arises the Village should try to obtain key buildings or areas with historical significance, and create a historical district. This will ensure the history of the Village of Dousman is preserved.

### Parks and Open Spaces

- The parks and open spaces in the Village currently consist of Cory Park and the Glacial-Drumlin State Trail. Future parks and open spaces will be needed as the Village grows. Parks and open spaces allow residents and visitors to become involved in both active and passive recreation. Locations for three future parks and open spaces have been identified on the map within areas that present the opportunities for future residential development. These locations are not meant to specify an exact location, but an area where additional parks and recreational opportunities should be considered within future development. These spaces can include public or private parks, and open spaces that can be used for a small gathering.

Additional trails allow the opportunity for recreation and transportation throughout the Village. Map 7 illustrates the location of the Glacial-Drumlin Trail, the trail discussed during the Boundary Agreement, as well as over five miles of additional proposed trails that will create linkages for future development. The main addition to the trail system will connect the northernmost portion of the Village to the southernmost area of the Village via downtown. This trail will offer the opportunity to safely visit the downtown area without a vehicle as well as a connection to the Glacial-Drumlin Trail for recreational purposes.

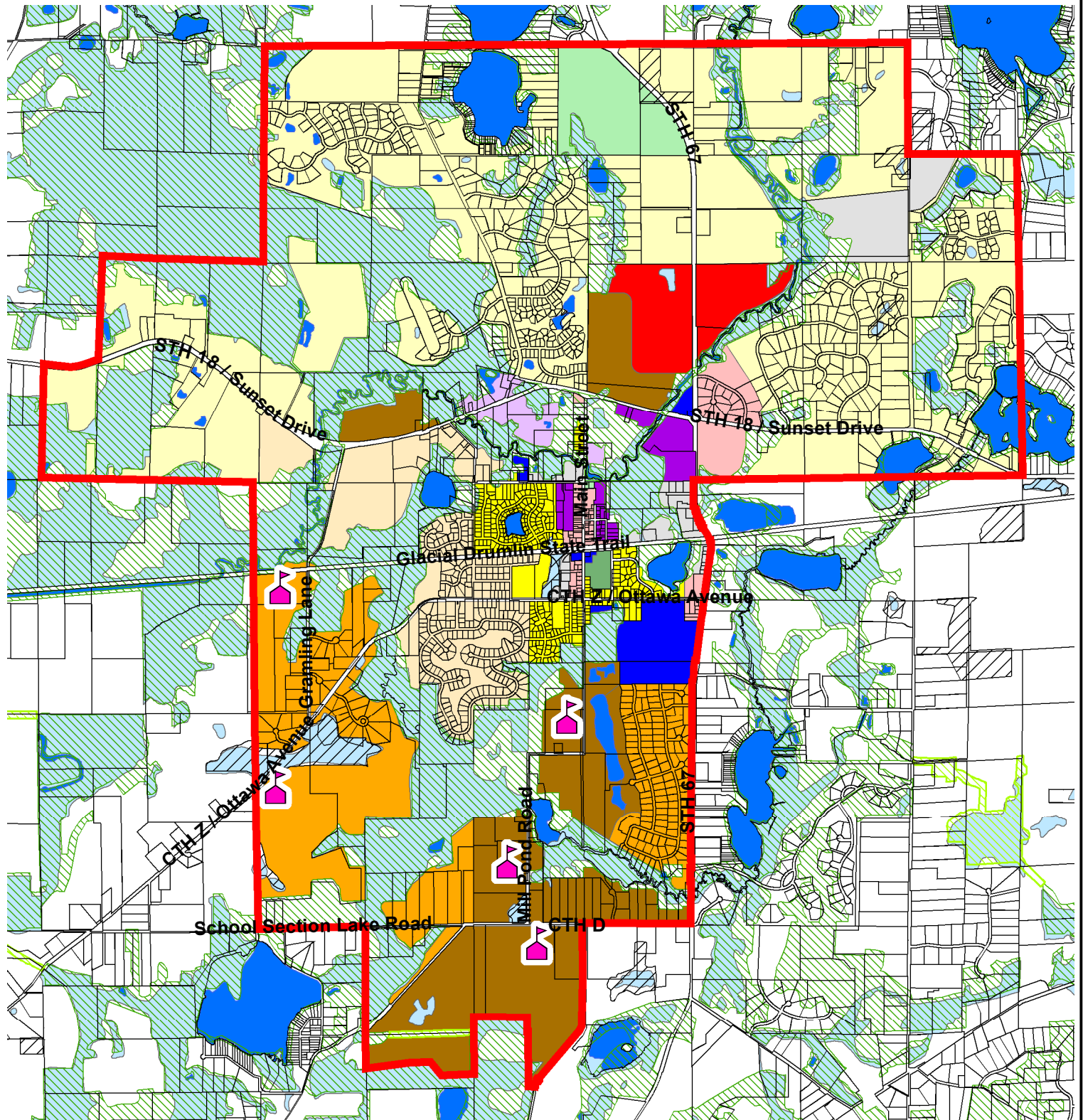
- The Village of Dousman is nearly bisected twice with wetlands, from the northeast to the southwest and northwest to the southeast. These wetlands are inappropriate to develop and are a great asset to the Village. Therefore, future development on any of the wetland areas must be avoided.
- Primary environmental corridors are within the Planning Area. These corridors mainly follow the wetlands and rivers, although there are portions of the corridors that are not within the wetlands. Southeastern Wisconsin Regional Planning Commission and Waukesha County standards allow primary environmental corridors to be developed at a density of one dwelling unit per five acres. However, the Village goals state that these areas should be protected as natural areas.

With the population increase, more pedestrian and vehicular traffic occurs throughout the Village, but most importantly in the downtown. The downtown area is to be the hub or main attraction of the Village. The Downtown Revitalization Program reemphasizes the vision that the residents of the Village have for the downtown area. Main Street must be an area of commercial uses where residents and visitors are welcomed to visit for either a particular purpose or to meander through the Village. Main Street must be a place that is inviting for people of different age groups and backgrounds.

# Map 6

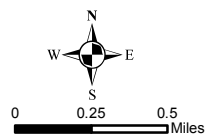
## Potential Elementary School Sites

### Village of Dousman



#### Legend

- |                                  |                              |                            |                       |
|----------------------------------|------------------------------|----------------------------|-----------------------|
| Primary Environmental Corridor   | Planning Area                | Mixed-Use Residential      | Business Park         |
| Secondary Environmental Corridor | Small-Lot Single-Family      | Low-Density Multi-Family   | Public                |
| Isolated Natural Resource Area   | Medium-Lot Single-Family     | High-Density Multi-Family  | Recreation            |
| Wetlands                         | Large-lot Single-Family      | Government / Institutional | Light Industrial      |
| Surface Water                    | Large-lot Single-Family / Ag | Business                   | Potential School Site |



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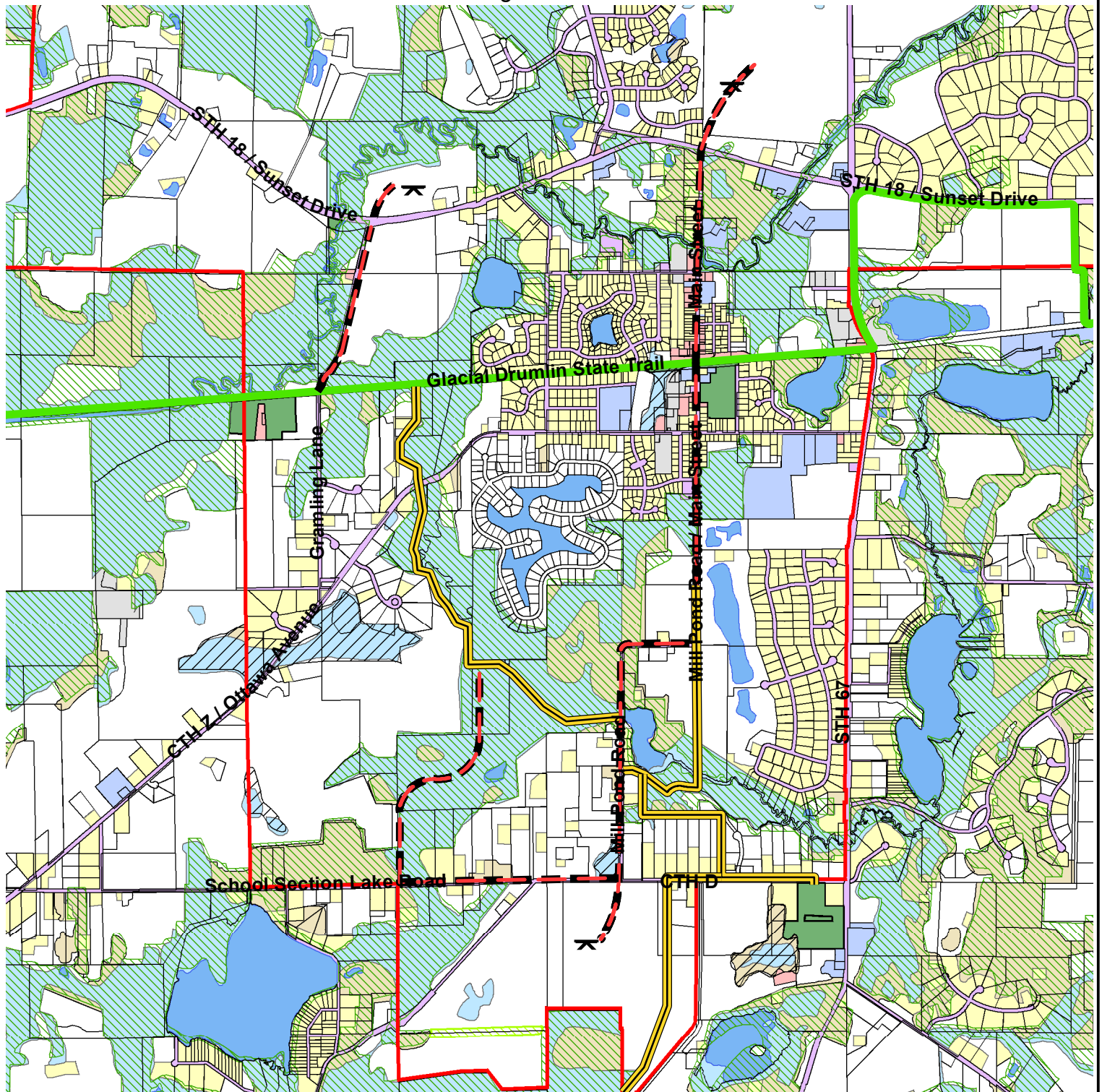
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# Map 7

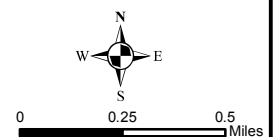
## Proposed Multi-Use Trails

Village of Dousman



### Legend

- Planning Area
- Glacial Drumlin Trail
- Trail per Village of Dousman / Town of Ottawa Boundary Agreement
- Proposed Additions to the Trail System
- X Potential Park / Open Space Site



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The pedestrian traffic includes both walking traffic as well as other non-vehicular traffic. The Glacial-Drumlin State Trail intersects Main Street approximately in the center of downtown. An increase in population within the Village as well as the western Waukesha County region as a whole will increase the non-vehicular traffic generated from the Glacial-Drumlin State Trail.

### LAND USE SUB-AREAS

In general, the proposed land uses follow the trend that currently exists in the Village. The densest development is in the center of the Village along Main Street known as the downtown area. Downtown is the commercial center of the Village with residential uses essentially surrounding the downtown. Residential development has mainly occurred within the limits of the wetlands and environmental corridor within the Village thus far.

The entire length of Main Street including Mill Pond Road is the main north to south corridor or 'spine' through the Village as CTH Z could be considered the main east to west corridor. Future residential development along these corridors should be considered advantageous to the downtown as they have easy access to the businesses downtown. The further from the center of the Village, the less dense past development is and should remain. Therefore, downtown would remain the most dense section of the Village.

The entire Planning Area has been separated into logical sub-areas. These areas are illustrated on Map 8 and include:

1. Main Street Corridor (STH 18 to CTH Z)
2. STH 67 Corridor (STH 18 to CTH Z)
3. CTH D Corridor (west of STH 67)
4. CTH Z / Gramling Lane Corridor (west of the Pines Subdivision)
5. Northeast Corner (northwest corner of STH 18 and STH 67)
6. Northwest Corner (north and west of Utica Lake)
7. Mill Pond Road
8. Pines Subdivision Area
9. Industrial Site
10. State Highway 18 Site
11. Extraterritorial Areas

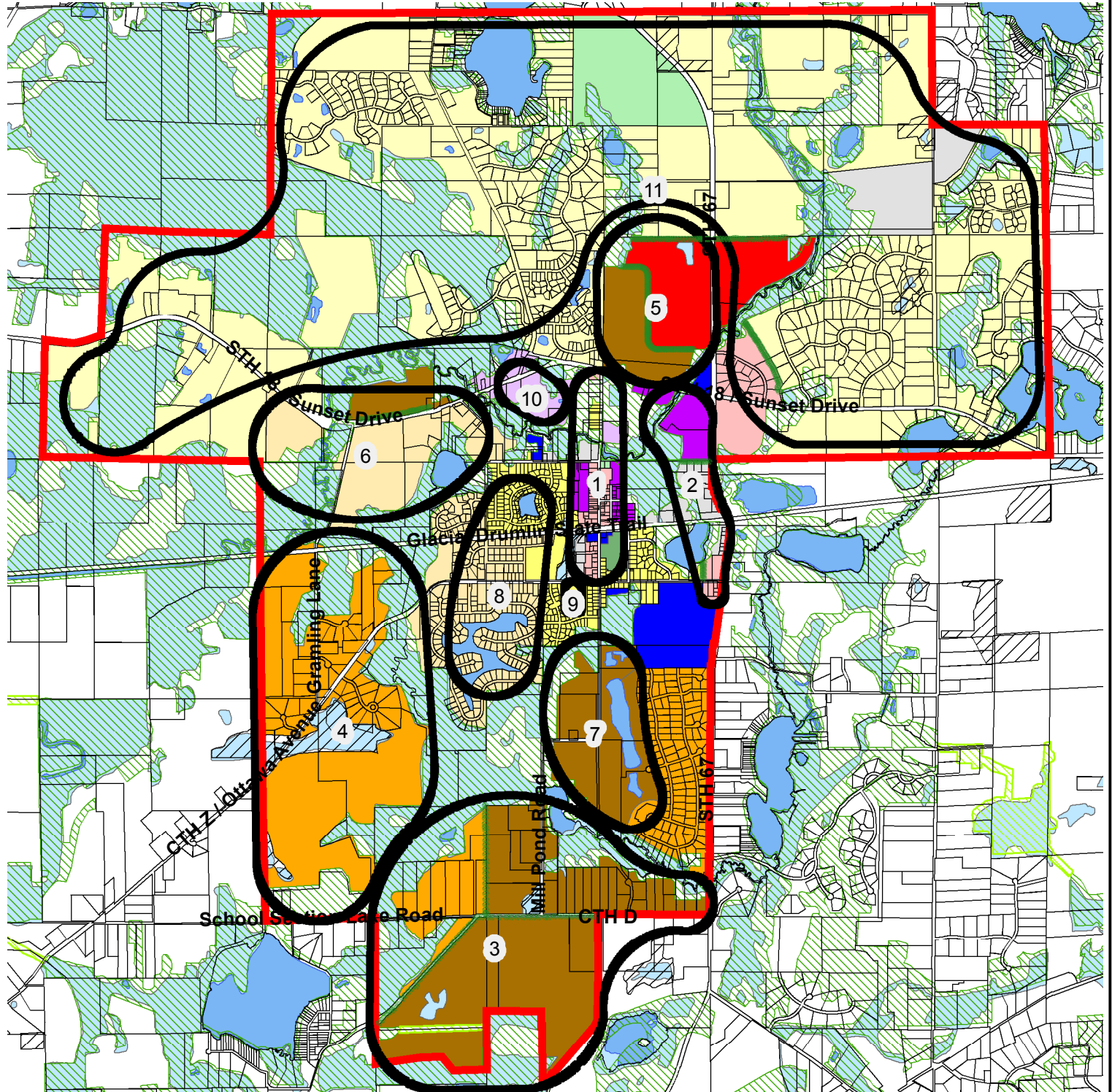
Each of these areas is interrelated in the Village. However, the ability to concentrate on smaller regions will allow for a more detailed focus. Maps 9-19 show each of the individual sub-areas at a larger scale.

There are key issues present within each of the sub-areas. The key issues represent challenges or concerns that must be addressed with future development within each of the sub-areas. The following table indicates which of the issues is relevant for each sub-area.



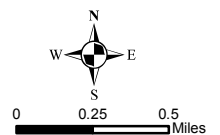
# Map 8

## Proposed Land Uses with Sub-Areas Village of Dousman



### Legend

- |                                  |   |  |
|----------------------------------|---|--|
| Primary Environmental Corridor   | Planning Area   | High-Density Multi-Family (10 du/acre max) |
| Secondary Environmental Corridor | Planning Sub-Areas  | Government / Institutional                 |
| Isolated Natural Resource Area   | Small-Lot Single-Family (less than 15,000 square feet)      | Business                                   |
| Landscaping Buffer               | Medium-Lot Single-Family (15,000 to 29,999 square feet)     | Business Park                              |
| Wetlands                         | Large-Lot Single-Family (30,000 to 45,000 square feet)      | Municipal Park                             |
| Surface Water                    | Large-Lot Single-Family / Ag (30,000 to 45,000 square feet) | Recreation                                 |
|                                  | Mixed-Use Residential (gross 26,000 square feet per du)     | Light Industrial                           |
|                                  | Low-Density Multi-Family (6 du/acre max)                    |  |



March 23, 2006

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\*See Text for Detailed Land Use Plan

**Table 9: Key Issues by Sub-Areas**

	Subarea 1	Subarea 2	Subarea 3	Subarea 4	Subarea 5	Subarea 6	Subarea 7	Subarea 8	Subarea 9	Subarea 10	Subarea 11
Key Issues	Main Street Corridor	State Highway 67 Corridor	County Trunk Highway D Corridor	CTH Z / Gramling Lane Corridor	Northeast Corner	Northwest Corner	Mill Pond Road	Pines Subdivision Area	Industrial Site	State Highway 18 Site	Extraterritorial Area
Access	X		X		X	X			X	X	
Architectural Design	X				X						
Assemble Properties to Develop		X	X	X			X			X	
Buffer Adjacent Land Uses					X	X					X
Considered Long Term										X	X
External Road Improvements	X	X		X			X				
Parking	X				X						
Sewer and Water Extensions			X	X	X	X	X			X	X
Traffic Links	X		X		X	X				X	
Wetland / Environmental Protection	X	X	X	X	X	X	X	X		X	X

Source: Ruekert/Mielke



## **1. Main Street Corridor**

The Main Street Corridor is from STH 18 to CTH Z as shown on Map 9. Main Street through Dousman is known as the downtown of the Village. The corridor surrounding Main Street has been included to ensure a viable downtown is planned for. Along Main Street in the corridor the present uses include commercial, residential, government, and institutional uses. Surrounding these uses are a mix of neighborhoods. Both single-family and multi-family residences are located in near proximity to downtown.

The Village should expand upon the current uses along Main Street to become a vibrant downtown. The addition of complimentary retail, office, and restaurant uses when the opportunity presents itself, as well as promoting the Downtown Revitalization Program would accomplish this feat. The ultimate goal of the Main Street Corridor is to create or recreate a place where residents and visitors feel comfortable and walk freely, meet with others, and walk from shop to shop. Within the Downtown Revitalization Program the creation of a Village square and a botanical garden along with streetscaping was emphasized.

The retail uses could range from a barbershop to an antique store to a grocery store. Retail uses should be located near the right-of-way with large windows and therefore a very strong street presence. The previous plan indicated that the sole grocery store had vacated the Village. A new grocery store that residents from the Village are able to walk to will help attract other residents and visitors to the Village.

Office uses should also be located adjacent to Main Street alongside the retail uses. Offices are very versatile, in that they do not necessarily need very much signage or street exposure. These offices would also promote the live, work, and play theme in the Village.

Restaurant uses for Village residents as well as visitors would be beneficial to the downtown. The assortments of all of the commercial-type uses allow for people to visit the downtown and without much difficulty they are able to visit multiple places.

The added retail, office, and restaurant uses in the downtown area will cause an increase in parking needed for customers. There are not many locations for visitors who currently visit the downtown area to park their vehicles. Shared parking locations for these uses may be able to curb the foreseen parking issue.

The Village Hall is relatively small and unaccommodating for larger public meetings and record keeping. As the Village grows, it may find the need to expand the Village Hall. The expansion could be possible by acquiring the house to the north. This will also allow for additional parking between the park and the trail.

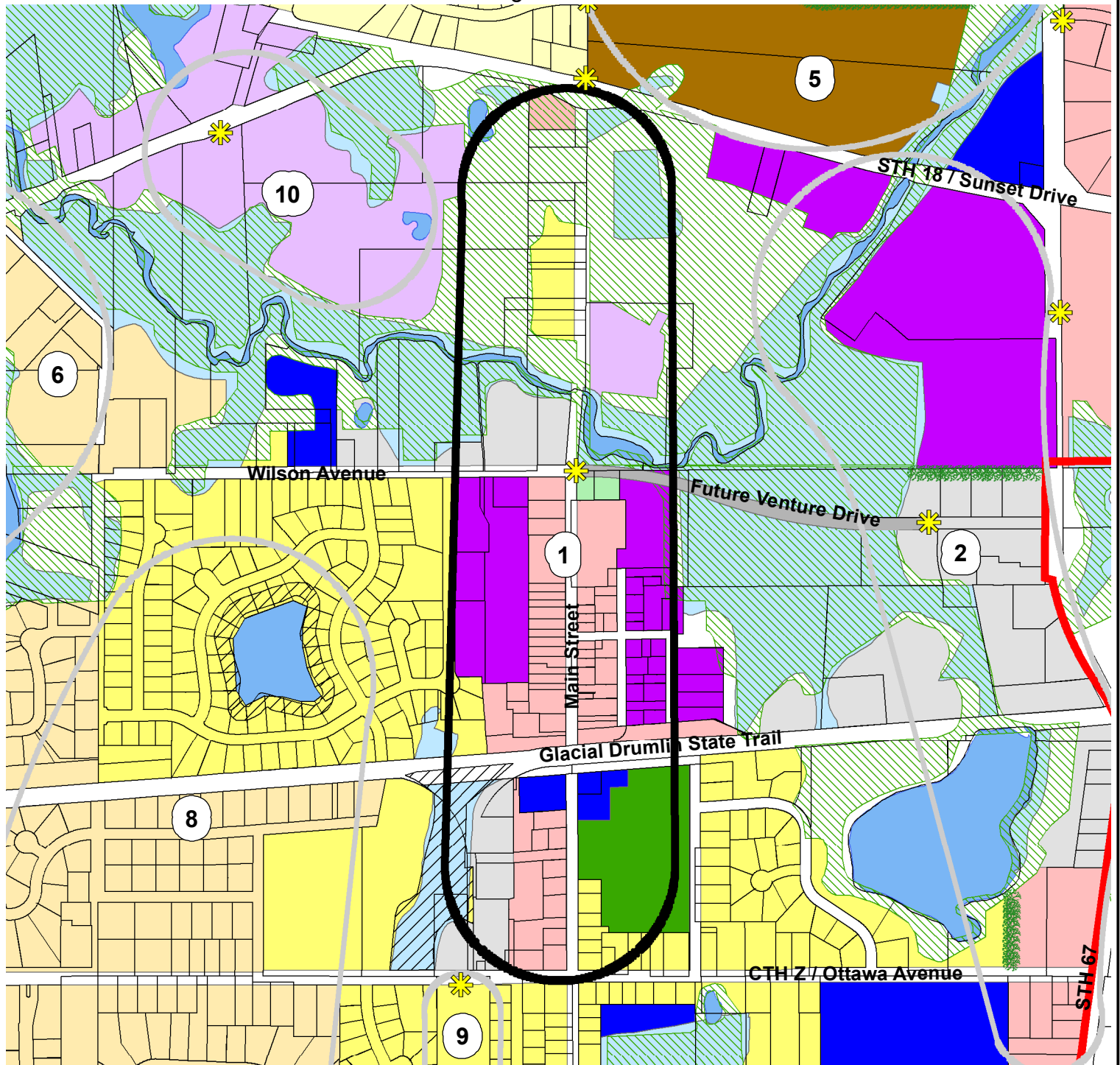
Dousman has the opportunity to preserve a bit of history within the downtown area. Immediately south of the Bark River a building exists that was historically a creamery. The Village should consider acquiring and rehabilitating the creamery in order to preserve the history of the Village. The creamery could then be opened to the public as a museum.

# Map 9

## Main Street Corridor

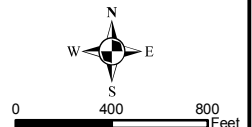
### Sub-Area 1

### Village of Dousman



#### Legend

- |                                  |   |  |
|----------------------------------|---|--|
| Main Street Corridor             | Planning Area   | High-Density Multi-Family (10 du/acre max) |
| Future Access Location           | Planning Sub-Areas  | Government / Institutional                 |
| Landscaping Buffer               | Small-Lot Single-Family (less than 15,000 square feet)      | Business                                   |
| Primary Environmental Corridor   | Medium-Lot Single-Family (15,000 to 29,999 square feet)     | Business Park                              |
| Secondary Environmental Corridor | Large-lot Single-Family (30,000 to 45,000 square feet)      | Municipal Park                             |
| Isolated Natural Resource Area   | Large-lot Single-Family / Ag (more than 45,000 square feet) | Recreation                                 |
| Wetlands                         | Mixed-Use Residential (26,000 square feet per du)           | Light Industrial                           |
| Surface Water                    | Low-Density Multi-Family (6 du/acre max)                    | Future Road                                |



March 23, 2006

Between the Bark River and STH 18 single-family residential homes currently exist. These single-family homes are a viable use considering the present size of the Village. The Bark River and associated wetlands is a natural buffer between the commercialized downtown and the existing residential uses. If the need for multi-family residential arises to maintain the desired 80:20 ratio, this relatively small amount of land that is not in the primary environmental corridor could be considered for low-density multi-family residential.

Cory Park is also located along Main Street. The Village currently takes advantage of the park during Dousman Derby Days as well as for organized and unorganized active recreational activities. This centrally located park offers all residents and visitors the opportunity to play or to relax and enjoy the beauty of Dousman.

Non-vehicular traffic may access the downtown area via the Glacial-Drumlin State Trail that intersects the downtown area. The bicycle traffic may make the downtown area of the Village a destination for the recreational opportunities of Cory Park or to visit one of the business uses. The Village should promote opportunities for the biking visitors to traverse the downtown and be able to visit retail locations or simply to rest. This can be accomplished through well-maintained sidewalks and crosswalks, and the use of street furniture such as benches and bicycle racks.

When the goal of the Main Street Corridor is to allow for a walkable community, residential uses must be nearby. There are currently both single and multi-family residential essentially surrounding the uses adjacent to Main Street. These residential neighborhoods have been developed significantly denser than the remainder of the Village. These residential uses offer current and future residents the opportunity to live near downtown.

## **2. State Highway 67 Corridor**

The State Highway 67 Corridor includes the properties west of STH 67 from STH 18 to just south of CTH Z. Map 10 illustrates the State Highway 67 Corridor. State Highway 67 is a major transportation route for a larger area than just the Village. This section of the Village consists of both residential, light industrial, and commercial uses.

The Three Pillars Masonic Campus is located on the corner of STH 18 and STH 67. They are currently in the process of an expansion that will allow for more residents in the Village. Three Pillars offers different levels of housing assistance for seniors. A pedestrian walkway through the wetlands should be investigated. A walkway has been previously denied due to the bridge that is needed to cross the Bark River. This walkway will allow the residents of Three Pillars Campus to walk into downtown for both recreation as well as convenience shopping. The Village and Three Pillars representatives must cooperatively plan a walkway with the Wisconsin Department of Natural Resources.

The majority of light industrial uses in the Village are south of the Three Pillars Campus along STH 67. Light industrial uses are an important part of the Village. According to the previous plan, “an evaluation of the regional marketplace indicated that the Village would be able to attract light manufacturing and corporate office developments.” These light industrial uses should remain. They offer benefits to the Village via tax revenue and use very little of the resources offered by the Village. As they are located along a major transportation route, if future development of additional light industrial uses is possible, the Village should consider an expansion of these uses along STH 67.

South of the light industrial uses are residential uses. Although these residential uses are stable at the present time, when redevelopment occurs in the future, this should be considered for an expansion of the light industrial uses. If light industrial is not an option due to the lake and environmental corridor immediately west, small commercial uses may be an option. Residential homes along a major transportation route are not an ideal situation for safety concerns.

At the corner of STH 67 and CTH Z both commercial and residential uses exist. The commercial uses benefit from the traffic along STH 67. Because of pedestrian safety concerns with residential uses along STH 67, an expansion of small commercial uses on either side of CTH Z could benefit the Village. When redevelopment occurs, the Village should promote the smaller commercial, while ensuring that the new uses will not detract from the downtown.

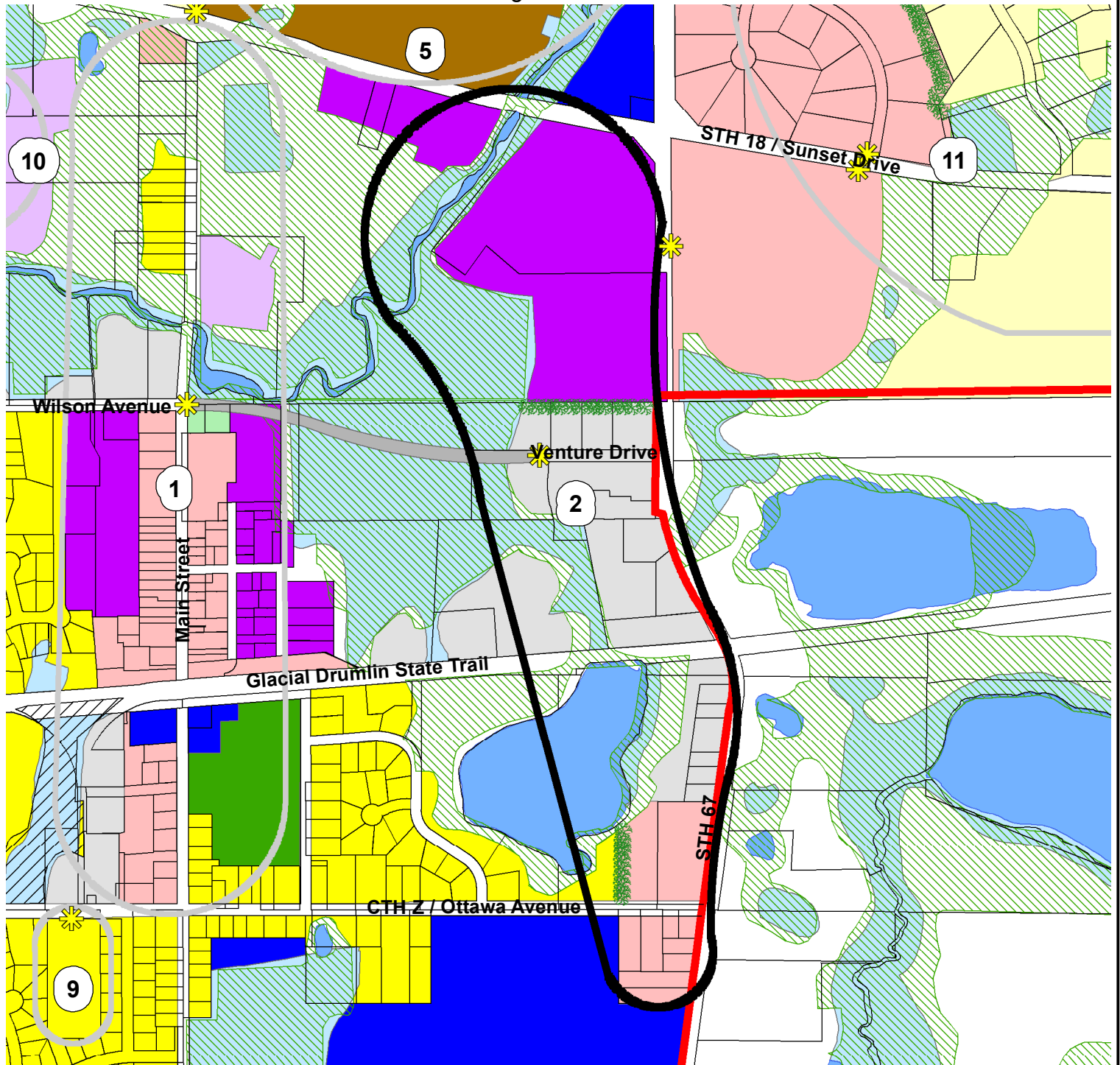
The intersection of STH 67 and Venture Drive is an ideal route for access to downtown. However, wetlands and primary environmental corridor are located between Venture Drive and Wilson Drive. The extension of Venture Drive to Wilson Drive will allow for direct access for commuters along STH 67 to visit downtown and provide an alternative east-west route through the Village. In the past, discussions have been held regarding this extension. Village officials must work alongside the Wisconsin Department of Natural Resources in order to construct the extension with the least disruption to the sensitive wetlands and primary environmental corridor.

# Map 10

## State Highway 67 Corridor

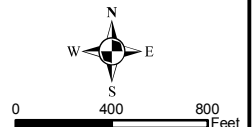
### Sub-Area 2

### Village of Dousman



#### Legend

- |                                  |   |  |
|----------------------------------|---|--|
| State Highway 67 Corridor        | Planning Area   | High-Density Multi-Family (10 du/acre max) |
| Future Access Location           | Planning Sub-Areas  | Government / Institutional                 |
| Landscaping Buffer               | Small-Lot Single-Family (less than 15,000 square feet)      | Business                                   |
| Primary Environmental Corridor   | Medium-Lot Single-Family (15,000 to 29,999 square feet)     | Business Park                              |
| Secondary Environmental Corridor | Large-lot Single-Family (30,000 to 45,000 square feet)      | Municipal Park                             |
| Isolated Natural Resource Area   | Large-lot Single-Family / Ag (more than 45,000 square feet) | Recreation                                 |
| Wetlands                         | Mixed-Use Residential (gross 26,000 square feet per du)     | Light Industrial                           |
| Surface Water                    | Low-Density Multi-Family (6 du/acre max)                    | Future Road                                |



March 23, 2006



### **3. County Trunk Highway D Corridor**

The CTH D Corridor as represented on Map 11, is west of STH 67 and is comprised of large lot single-family residential uses along the entire north side of CTH D and a large tract of agricultural land to the south. This corridor is connected with the downtown area through Mill Pond Road.

The agricultural land within the Planning Area is currently in the conceptual stages of development. This area is recommended as a location for a mixture of residential uses. Both multi-family and a range of sizes of single-family residential uses should be considered. The connection of CTH D to downtown will permit all future residents to visit and utilize the downtowns present and future amenities.

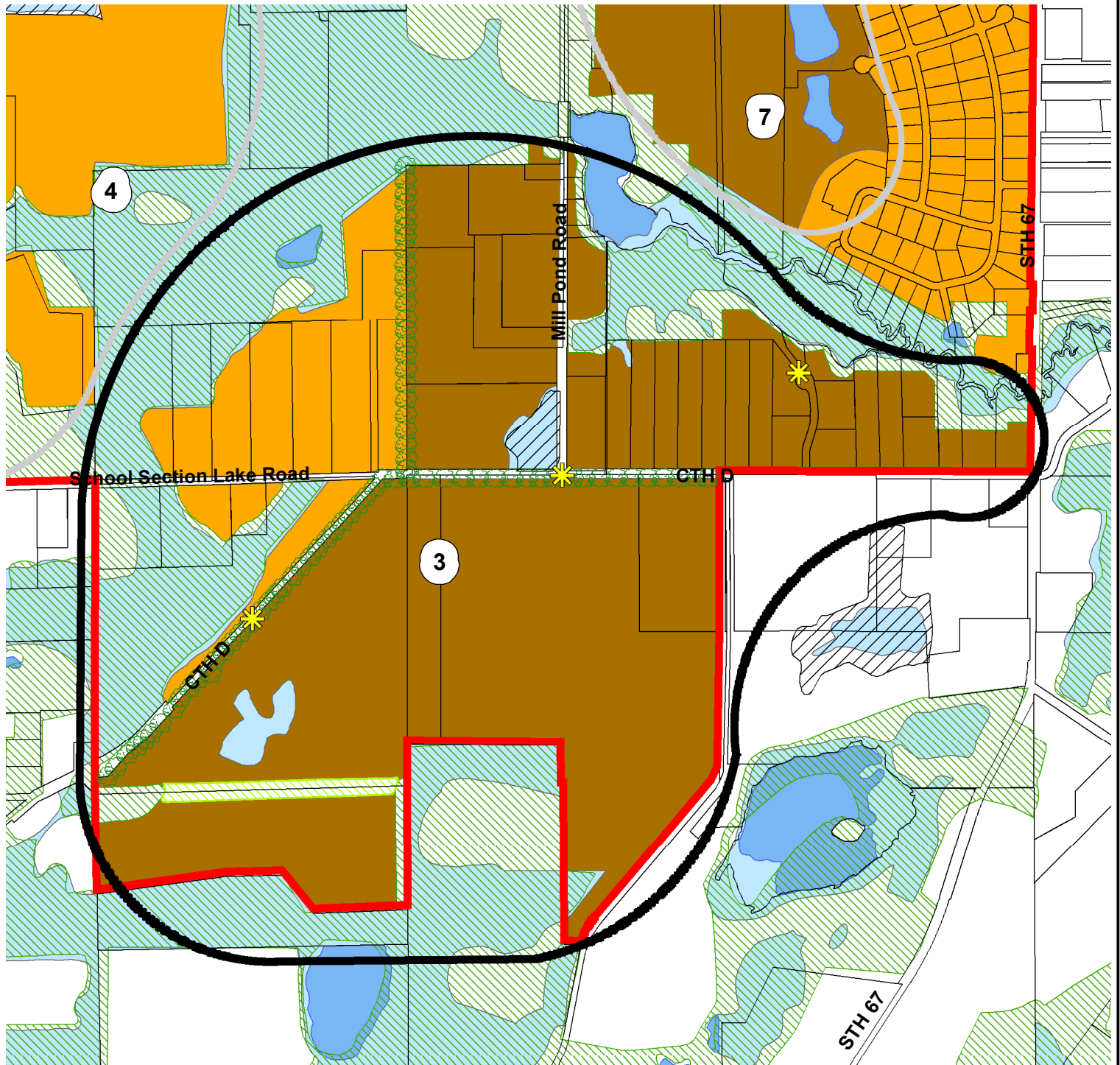
The Village has not achieved the desired ratio of multi-family to single-family residential uses. However, a mixture of residential uses on the large undeveloped agricultural land would build upon the diversity of housing options. According to the housing analysis, the Village should concentrate on additional single-family residences in order to meet the desired ratio.

The north side of CTH D consists of large lot single-family residences. Future development of these parcels will be difficult due to the excessive depth of the present lots. In order to make development possible, a road would be needed to loop north from CTH D and extend to the rear of the existing parcels. Upon completion of the looped road, the existing properties would then be able to further divided. Mixed residential will allow for future development while preserving the wetlands and environmentally sensitive areas.

Large flag lots are also located immediately north of CTH D along Mill Pond Road. In order for development to occur, these lots must be combined to provide sufficient road access.

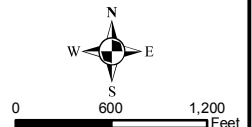
# Map 11

## Village of Dousman County Trunk Highway D Corridor Sub-Area 3



### Legend

- |                                  |   |  |
|----------------------------------|---|--|
| County Trunk Highway D Corridor  | Planning Area   | High-Density Multi-Family (10 du/acre max) |
| Landscaping Buffer               | Planning Sub-Areas  | Government / Institutional                 |
| Future Access Location           | Small-Lot Single-Family (less than 15,000 square feet)      | Business                                   |
| Primary Environmental Corridor   | Medium-Lot Single-Family (15,000 to 29,999 square feet)     | Business Park                              |
| Secondary Environmental Corridor | Large-Lot Single-Family (30,000 to 45,000 square feet)      | Municipal Park                             |
| Isolated Natural Resource Area   | Large-Lot Single-Family / Ag (more than 45,000 square feet) | Recreation                                 |
| Wetlands                         | Mixed-Use Residential (gross 26,000 square feet per du)     | Light Industrial                           |
| Surface Water                    | Low-Density Multi-Family (6 du/acre max)                    |  |



March 23, 2006

#### **4. County Trunk Highway Z / Gramling Lane Corridor**

County Trunk Highway Z travels west through the Village and Planning Area. The corridor includes the land west of the existing subdivisions along CTH Z. An intersection with Gramling Lane is located in the corridor. Gramling Lane extends north from CTH Z and the corridor includes the area along Gramling Lane south of the Glacial-Drumlin State Trail. The CTH Z / Gramling Lane Corridor can be seen on Map 12.

Immediately west of the existing subdivisions and east of the wetlands there is a small area of undeveloped land that would be a natural expansion of the Village. Because the existing subdivisions have been developed in such a way to allow for road connections, it is recommended that these areas be developed as medium sized lot single-family residential to ensure seamless subdivisions.

West of the existing subdivisions and wetlands is an area with loosely developed residential areas on both CTH Z and Gramling Lane. Several cul-de-sacs have been constructed with single-family residences. Due to the existing large lot single-family residential uses, it is not appropriate to introduce other land uses.

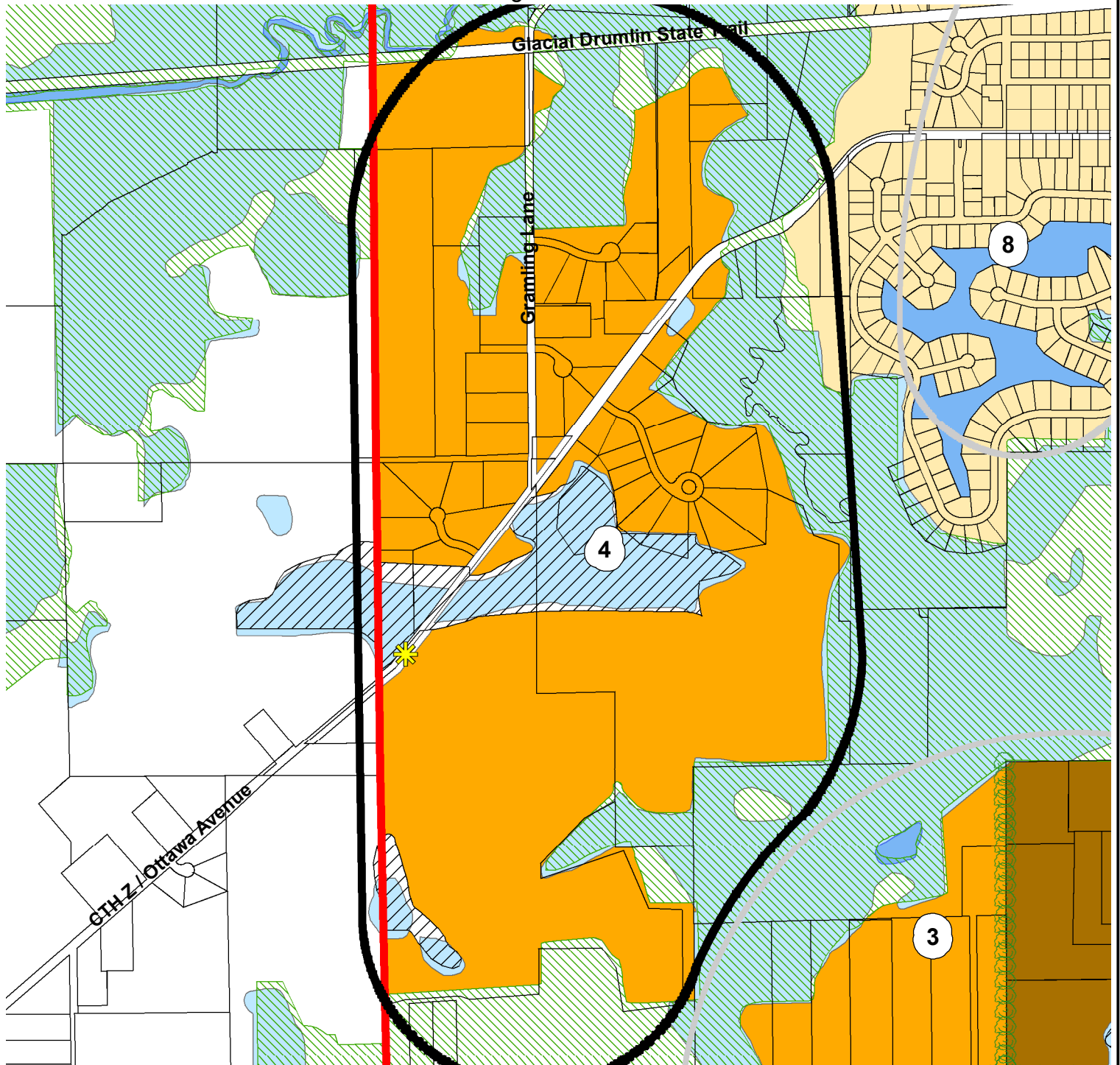


# Map 12

## County Trunk Highway Z Corridor / Gramling Lane Corridor

Sub-Area 4

Village of Dousman



### Legend

- |                                  |   |  |
|----------------------------------|---|--|
| CTH Z / Gramling Lane Corridor   | Planning Area   | High-Density Multi-Family (10 du/acre max) |
| Future Access Location           | Planning Sub-Areas  | Government / Institutional                 |
| Landscaping Buffer               | Small-Lot Single-Family (less than 15,000 square feet)      | Business                                   |
| Wetlands                         | Medium-Lot Single-Family (15,000 to 29,999 square feet)     | Business Park                              |
| Surface Water                    | Large-Lot Single-Family (30,000 to 45,000 square feet)      | Municipal Park                             |
| Primary Environmental Corridor   | Large-Lot Single-Family / Ag (more than 45,000 square feet) | Recreation                                 |
| Secondary Environmental Corridor | Mixed-Use Residential (gross 26,000 square feet per du)     | Light Industrial                           |
| Isolated Natural Resource Area   | Low-Density Multi-Family (6 du/acre max)                    |  |



March 23, 2006

## **5. Northeast Corner**

The northeast corner of the Village is a large tract of more than 170 acres of agricultural land or undeveloped land as depicted on Map 13. The Bark River and primary environmental corridor separates a small piece of the 170 acres and a church from the remainder. The previous Land Use Plan included this area as mixed use to allow for flexibility of uses in the future.

The future land use in the Northeast Corner section should be mixed. A mixture of businesses and offices along with residential uses will be compatible to the surroundings. A landscaping buffer between the businesses and the residential areas will ensure the rural character is preserved while adding business uses. A business park should be located immediately west of STH 67 and residential uses west of the businesses.

The business park is to include larger offices, business, and light industrial uses that are too large to be located downtown. It is important to persuade the smaller residential scale businesses and offices to be in downtown to ensure that it remains the hub of the Village. Therefore, the offices, businesses, and light industrial uses that will relocate to the northeast corner of the Village should be at a larger scale, meaning that they would be an employment importer for the Village. These establishments will create jobs and employ people from a larger region including western Waukesha and Jefferson Counties.

There is sufficient rationale that indicates that this business park will succeed. The Pabst Farms development, which is approximately two miles north of the Village, has blossomed. The amount of traffic along STH 18 has increased dramatically over the past few years. Traffic along STH 67 has remained at a relatively constant level. All future levels of traffic volume predictions must show an increase in traffic due to the expanding nature of Waukesha County as a whole.

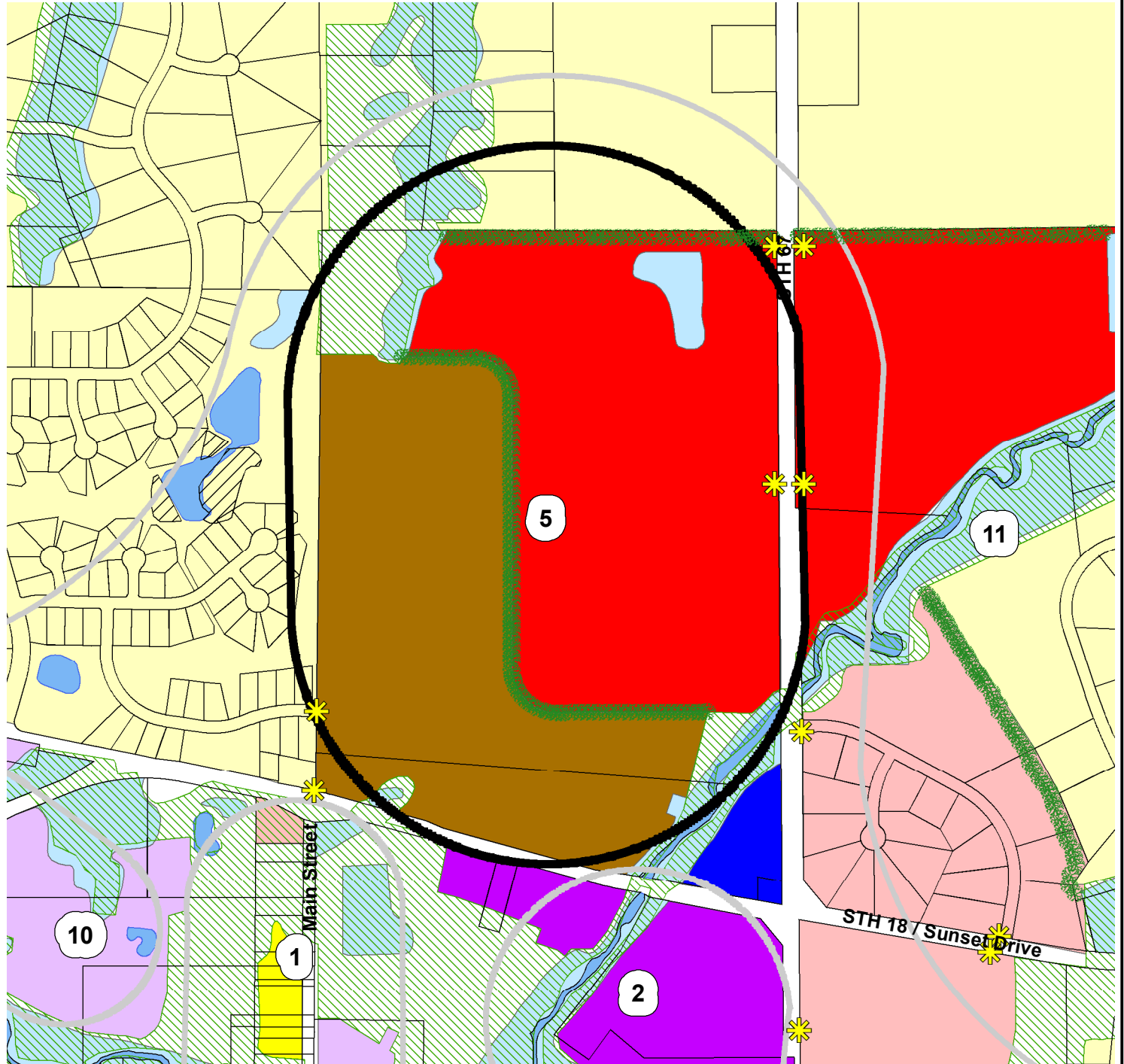
The residential area will be an orderly blend of small, medium, and large-lot single-family with low-density multi-family dwellings. Mixed residential uses will allow for the preservation of environmentally significant features that exist along the Bark River. The mixture of residential uses should be seamlessly abutting the residential area to the west. The residential areas are within one mile of downtown, so with the proposed multi-use trail through the area, residents would be able to walk to downtown after the Village has the traffic controlled along STH 18 at Main Street.

# Map 13

## Northeast Corner

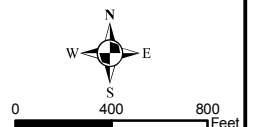
### Sub-Area 5

### Village of Dousman



#### Legend

- |                                  |   |  |
|----------------------------------|---|--|
| Northeast Corner                 | Planning Area   | High-Density Multi-Family (10 du/acre max) |
| Future Access Location           | Planning Sub-Areas  | Government / Institutional                 |
| Landscaping Buffer               | Small-Lot Single-Family (less than 15,000 square feet)      | Business                                   |
| Primary Environmental Corridor   | Medium-Lot Single-Family (15,000 to 29,999 square feet)     | Business Park                              |
| Secondary Environmental Corridor | Large-lot Single-Family (30,000 to 45,000 square feet)      | Municipal Park                             |
| Isolated Natural Resource Area   | Large-lot Single-Family / Ag (more than 45,000 square feet) | Recreation                                 |
| Wetlands                         | Mixed-Use Residential (gross 26,000 square feet per du)     | Light Industrial                           |
| Surface Water                    | Low-Density Multi-Family (6 du/acre max)                    |  |



March 23, 2006

## **6. Northwest Corner**

The Northwest Corner portion of the Planning Area can be seen on Map 14 and is currently expanding. The Settlement at Utica Lake Subdivision including the first addition is to be approximately 120 single-family homes developed upon medium sized lots, which are 15,000 to 29,999 square feet. This subdivision is south of STH 18 along and east of Gramling Lane.

A piece of land north of STH 18 is included in the northwest corner that is almost completely surrounded by the Bark River and primary environmental corridor. Because of the extensive natural features including the Bark River and associated wetlands and primary environmental corridor, mixed residential uses are appropriate. Mixed residential will permit significant residential development while ensuring that these essential natural features are preserved in a natural state.

West of the Utica Lake subdivision, is the Bark River along with the associated wetlands and primary environmental corridor, and an area of single-family residential homes. A portion of land west of the environmental corridor is largely undeveloped. If this area is to develop, medium-lot single-family residential should be constructed. It would also be important to coordinate access points with the undeveloped land west of the Plan Limits.

## **7. Mill Pond Road**

Main Street changes names at the current Village limits to Mill Pond Road. Mill Pond Road will be utilized for access into downtown from the southern portions of the Planning Area. The area denoted primary environmental corridor should not be developed in accordance with goal No. 5 of this plan. As shown on Map 15, the developable land around Mill Pond Road is surrounded by existing residential uses and primary environmental corridor. There are approximately 150 acres of land with the possibility of being developed.

The developable area along Mill Pond road is nearly surrounded by wetlands and environmental corridor. This area should be developed as a mixture of residential uses. Mixed residential will allow for a combination of single-family and multi-family residential dwellings while preserving the extensive environmental areas that surround the area. Roughly 100 acres are buildable in this area.

In this area the low-density multi-family would be typically directed towards condominiums. The availability of condominiums adds to the diversity of housing options in the Village. Condominiums are traditionally an owner-occupied dwelling unit that typically attracts young professionals and “empty nesters.” These population cohorts typically do not have many children in the public school system and subsequently do not necessarily utilize all of the tax-funded services provided by the Village. Therefore, the Village tax base benefits with the addition of owner-occupied condominiums.

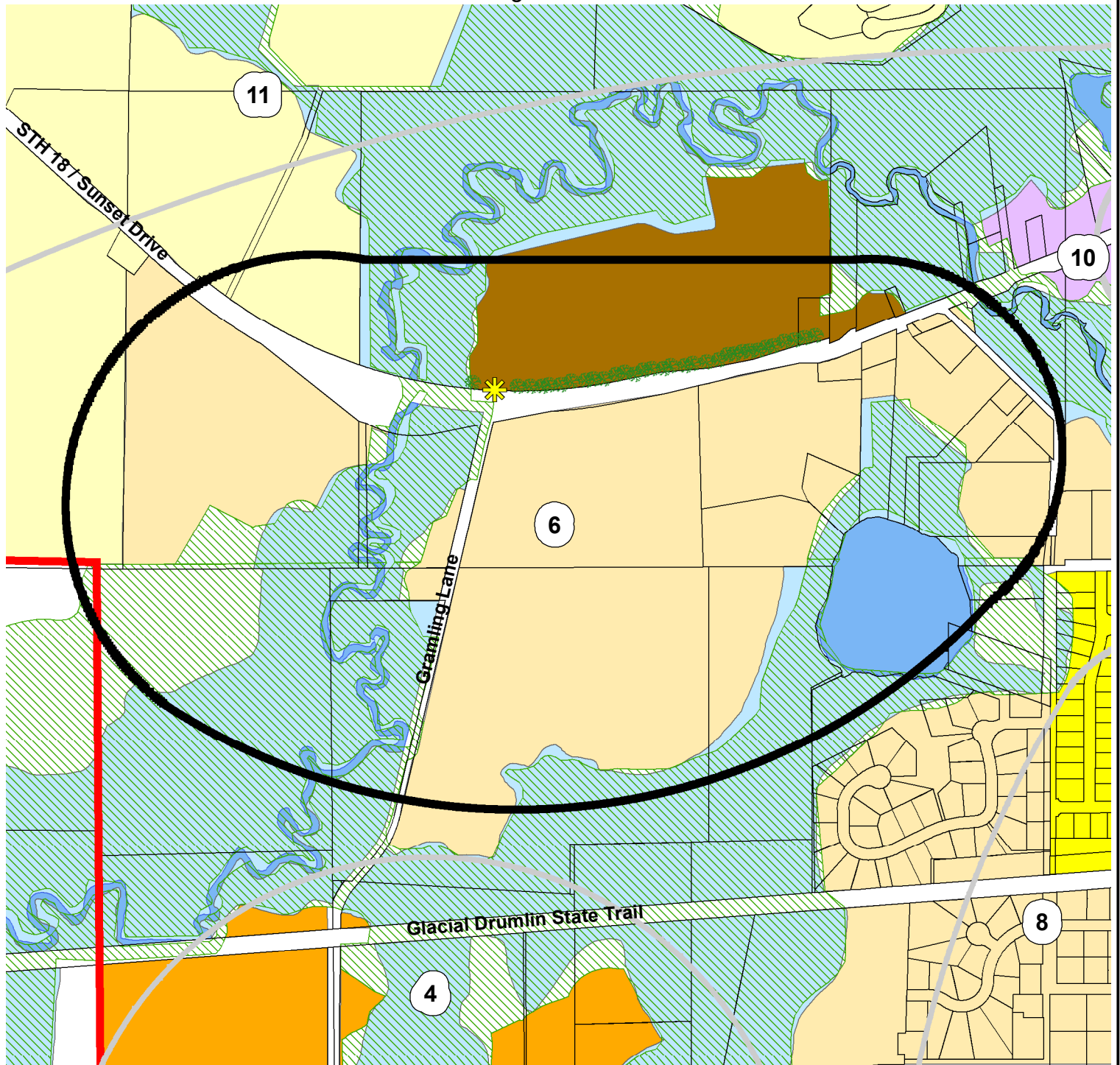


# Map 14

## Northwest Corner

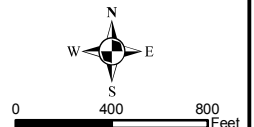
### Sub-Area 6

### Village of Dousman



#### Legend

- |                                  |   |  |
|----------------------------------|---|--|
| Northwest Corner                 | Planning Area   | High-Density Multi-Family (10 du/acre max) |
| Future Access Location           | Planning Sub-Areas  | Government / Institutional                 |
| Landscaping Buffer               | Small-Lot Single-Family (less than 15,000 square feet)      | Business                                   |
| Primary Environmental Corridor   | Medium-Lot Single-Family (15,000 to 29,999 square feet)     | Business Park                              |
| Secondary Environmental Corridor | Large-lot Single-Family (30,000 to 45,000 square feet)      | Municipal Park                             |
| Isolated Natural Resource Area   | Large-lot Single-Family / Ag (more than 45,000 square feet) | Recreation                                 |
| Wetlands                         | Mixed-Use Residential (gross 26,000 square feet per du)     | Light Industrial                           |
| Surface Water                    | Low-Density Multi-Family (6 du/acre max)                    |  |



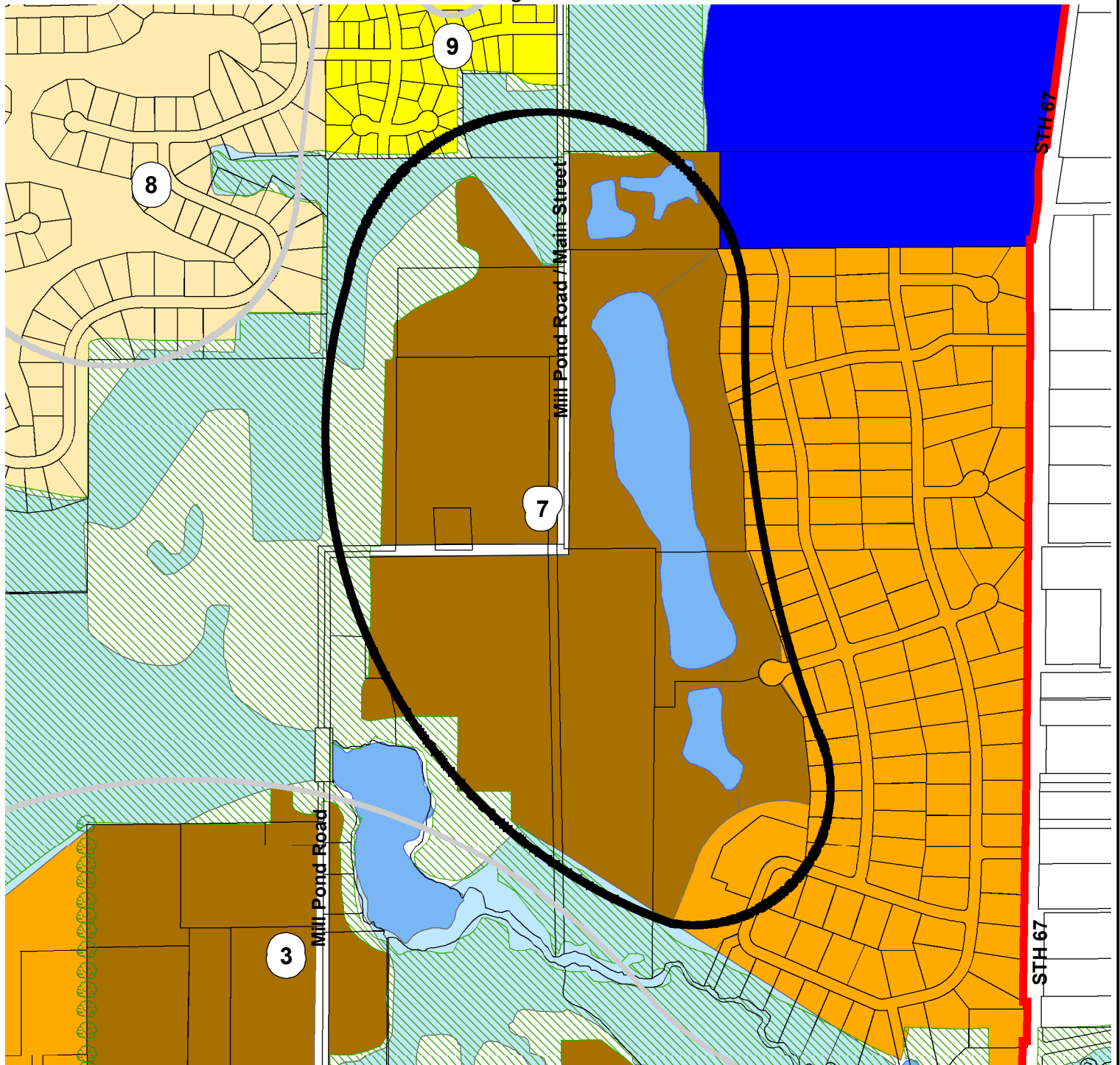
March 23, 2006

# Map 15

## Mill Pond Road

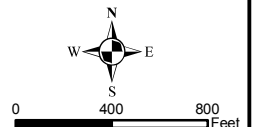
### Sub-Area 7

### Village of Dousman



#### Legend

- |                                  |   |  |
|----------------------------------|---|--|
| Mill Pond Road Sub-Area          | Planning Area   | High-Density Multi-Family (10 du/acre max) |
| Future Access Location           | Planning Sub-Areas  | Government / Institutional                 |
| Landscaping Buffer               | Small-Lot Single-Family (less than 15,000 square feet)      | Business                                   |
| Primary Environmental Corridor   | Medium-Lot Single-Family (15,000 to 29,999 square feet)     | Business Park                              |
| Secondary Environmental Corridor | Large-Lot Single-Family (30,000 to 45,000 square feet)      | Municipal Park                             |
| Isolated Natural Resource Area   | Large-Lot Single-Family / Ag (more than 45,000 square feet) | Recreation                                 |
| Wetlands                         | Mixed-Use Residential (gross 26,000 square feet per du)     | Light Industrial                           |
| Surface Water                    | Low-Density Multi-Family (6 du/acre max)                    |  |



March 23, 2006

## **8. Pines Subdivision Sub-Area**

The Pines Subdivision and surrounding area is currently developed as medium-lot single-family residential. Infill development is possible for a few lots within this area. Because of the surrounding uses, only medium-lot single-family residential uses should be considered. The Pines Subdivision sub-area is illustrated on Map 16.

## **9. Light Industrial Site**

As shown on Map 17, the light industrial site along CTH Z in the Village is almost completely surrounded by small-lot single-family residential lots. If this parcel is redeveloped, small-lot single-family residential uses could be incorporated seamlessly into the surroundings. This parcel is large enough to fit a right-of-way along with twelve single-family lots similar to the parcels located immediately to the east.

## **10. State Highway 18 Site**

The STH 18 corridor between Main Street and the Northwest corner area includes lands that are nearly surrounded by wetlands. The Village should consider low-density multi-family residential in this area in order to maintain the desired ratio of owner-occupied to renter-occupied residential uses. Vehicle access to downtown is unlikely with the existing wetlands and the location of the Bark River. A footpath to Main Street would make this area within walking distance of downtown. The State Highway 18 Site is illustrated on Map 18.

## **11. Extraterritorial Area**

State Trunk Highway 67 continues north of the Village limits through the Town of Summit. The Town of Summit has a Land Use Plan that delineates the majority of the corridor in the Planning Area as residential uses in either two or three acre densities. A sizeable portion of land has been labeled recreational for a future golf course.

Pabst Farms light industrial uses have been developed approximately two miles towards the north. With the existing light industrial north and the potential for offices and light industrial in the Northeast Corner sub-area, the Village and Town should consider more ancillary light industrial uses along this corridor.

The extraterritorial zoning review jurisdiction within the Town of Summit has been included in the Planning Area as shown on Map 19. The areas that have not been developed nor been mentioned in a previous sub-areas should be maintained as agricultural lands. If development pressures arise, large-lot single-family residential uses would compliment the remainder of the Town of Summit.

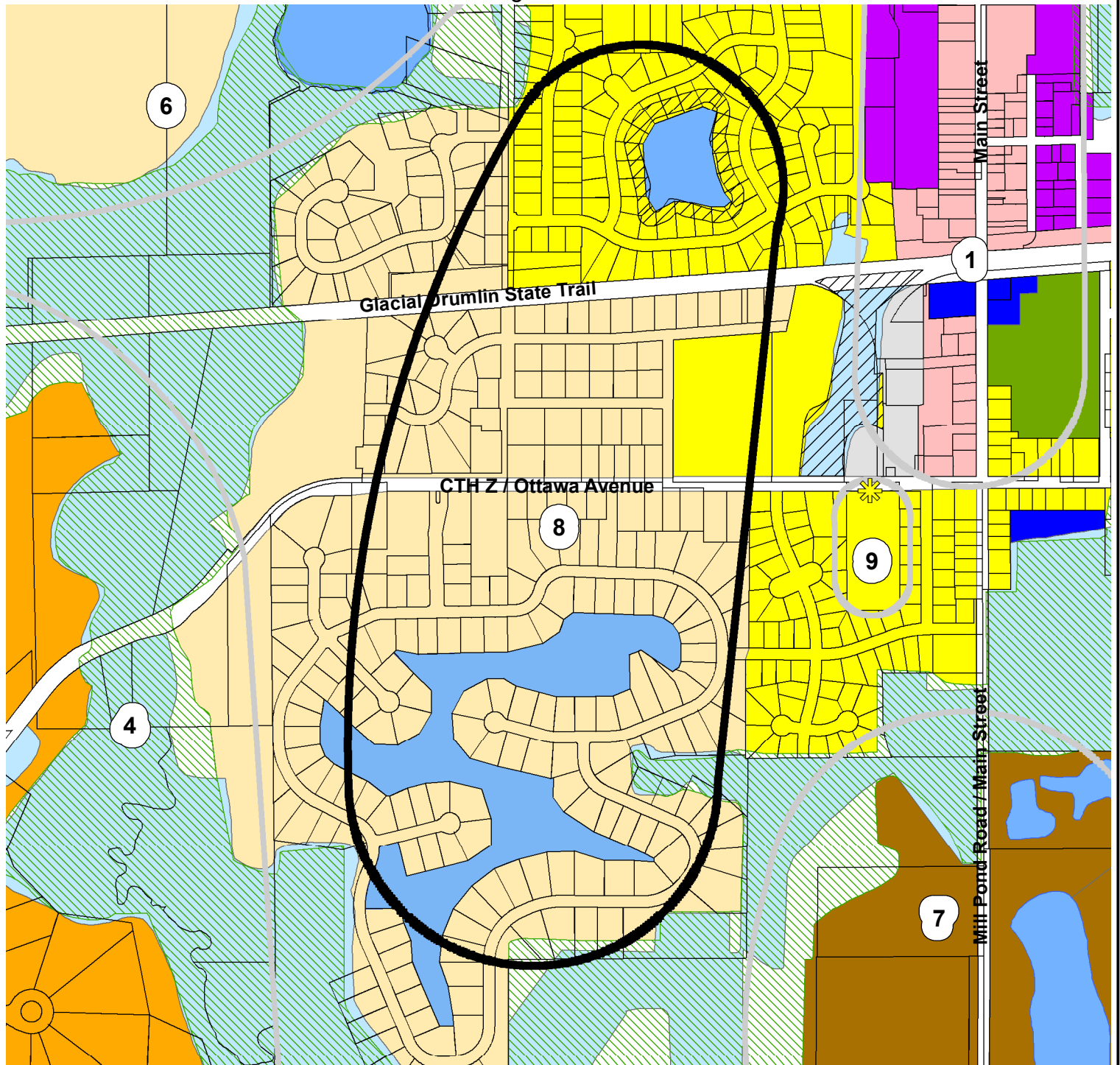


# Map 16

## Pines Subdivision Sub-Area

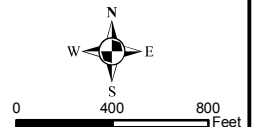
### Sub-Area 8

### Village of Dousman



#### Legend

- |                                  |   |  |
|----------------------------------|---|--|
| Pines Subdivision Sub-Area       | Planning Area   | High-Density Multi-Family (10 du/acre max) |
| Future Access Location           | Planning Sub-Areas  | Government / Institutional                 |
| bushes                           | Small-Lot Single-Family (less than 15,000 square feet)      | Business                                   |
| Primary Environmental Corridor   | Medium-Lot Single-Family (15,000 to 29,999 square feet)     | Business Park                              |
| Secondary Environmental Corridor | Large-lot Single-Family (30,000 to 45,000 square feet)      | Municipal Park                             |
| Isolated Natural Resource Area   | Large-lot Single-Family / Ag (more than 45,000 square feet) | Recreation                                 |
| Wetlands                         | Mixed-Use Residential (gross 26,000 square feet per du)     | Light Industrial                           |
| Surface Water                    | Low-Density Multi-Family (6 du/acre max)                    |  |



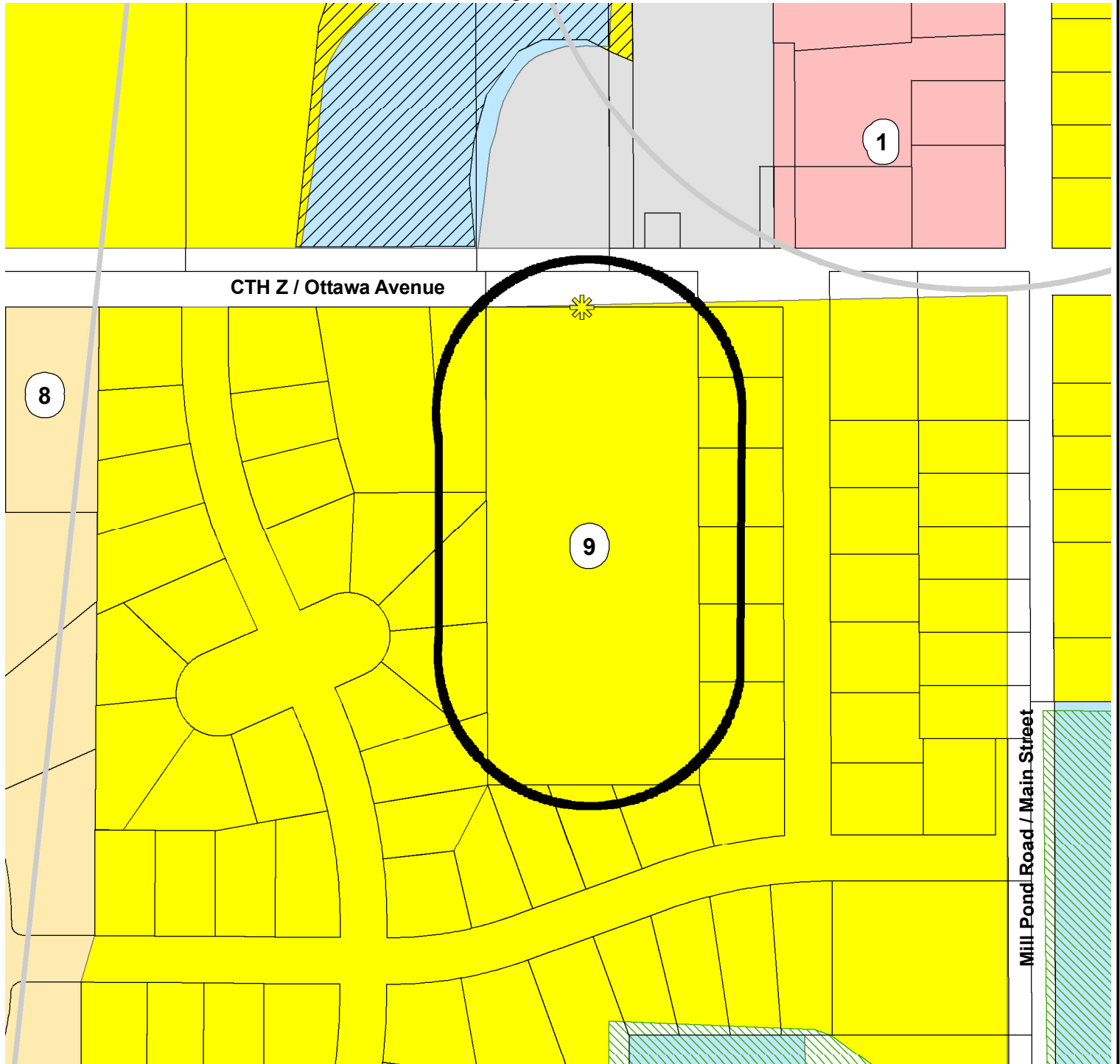
March 23, 2006

# Map 17

## Light Industrial Site

### Sub-Area 9

### Village of Dousman



#### Legend

- |                                  |   |  |
|----------------------------------|---|--|
| Light Industrial Site            | Planning Area   | High-Density Multi-Family (10 du/acre max) |
| Future Access Location           | Planning Sub-Areas  | Government / Institutional                 |
| Primary Environmental Corridor   | Small-Lot Single-Family (less than 15,000 square feet)      | Business                                   |
| Secondary Environmental Corridor | Medium-Lot Single-Family (15,000 to 29,999 square feet)     | Business Park                              |
| Isolated Natural Resource Area   | Large-Lot Single-Family (30,000 to 45,000 square feet)      | Municipal Park                             |
| Wetlands                         | Large-Lot Single-Family / Ag (more than 45,000 square feet) | Recreation                                 |
| Surface Water                    | Mixed-Use Residential (gross 26,000 square feet per du)     | Light Industrial                           |
|                                  | Low-Density Multi-Family (6 du/acre max)                    |  |



0 100 200 Feet

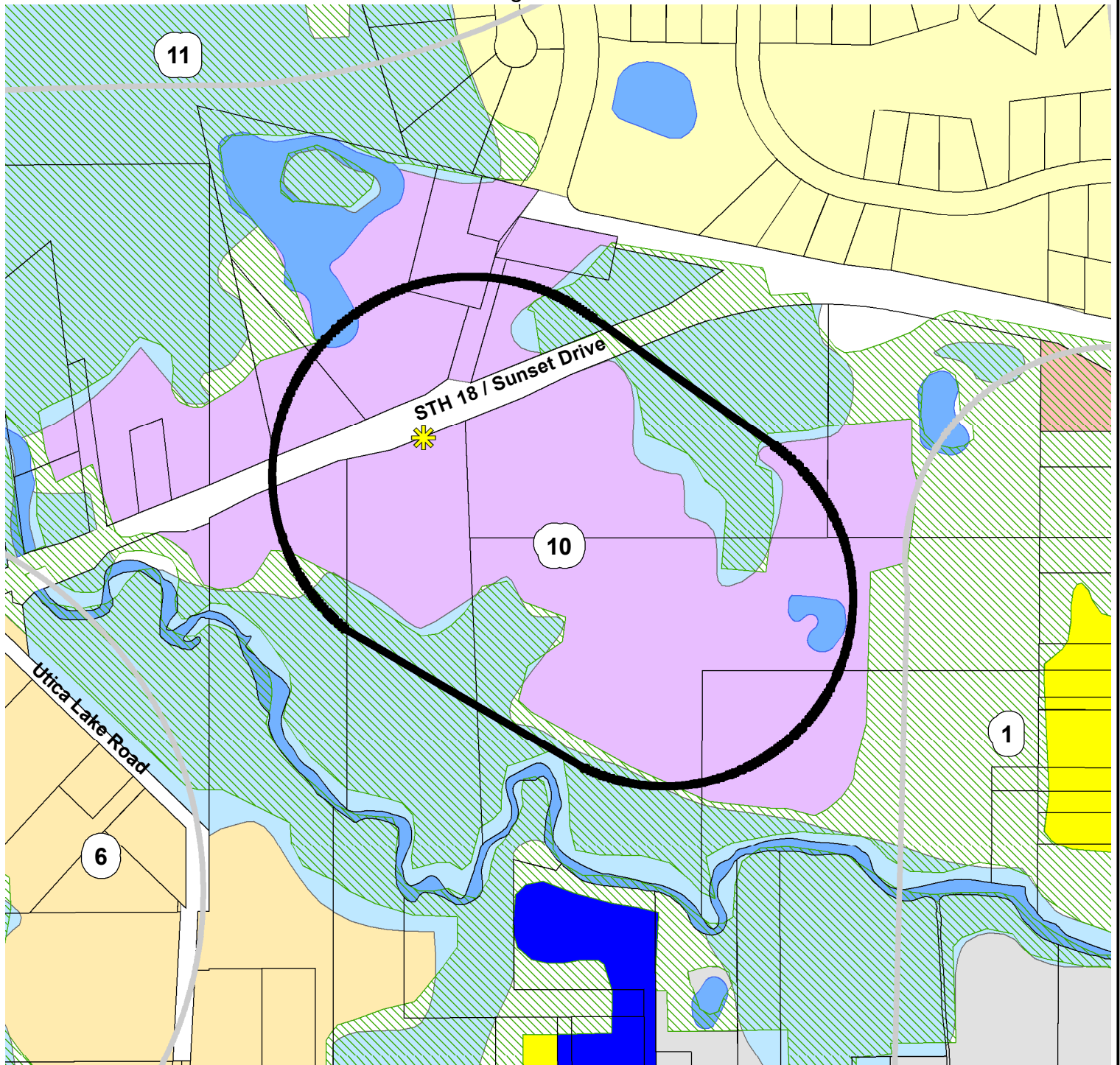
March 23, 2006

# Map 18

## State Highway 18 Site

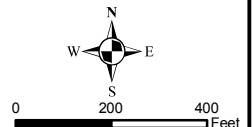
### Sub-Area 10

### Village of Dousman



**Legend**

- |                                  |   |  |
|----------------------------------|---|--|
| State Highway 18 Site            | Planning Area   | High-Density Multi-Family (10 du/acre max) |
| Future Access Location           | Planning Sub-Areas  | Government / Institutional                 |
| Landscaping Buffer               | Small-Lot Single-Family (less than 15,000 square feet)      | Business                                   |
| Primary Environmental Corridor   | Medium-Lot Single-Family (15,000 to 29,999 square feet)     | Business Park                              |
| Secondary Environmental Corridor | Large-lot Single-Family (30,000 to 45,000 square feet)      | Municipal Park                             |
| Isolated Natural Resource Area   | Large-lot Single-Family / Ag (more than 45,000 square feet) | Recreation                                 |
| Wetlands                         | Mixed-Use Residential (gross 26,000 square feet per du)     | Light Industrial                           |
| Surface Water                    | Low-Density Multi-Family (6 du/acre max)                    |  |



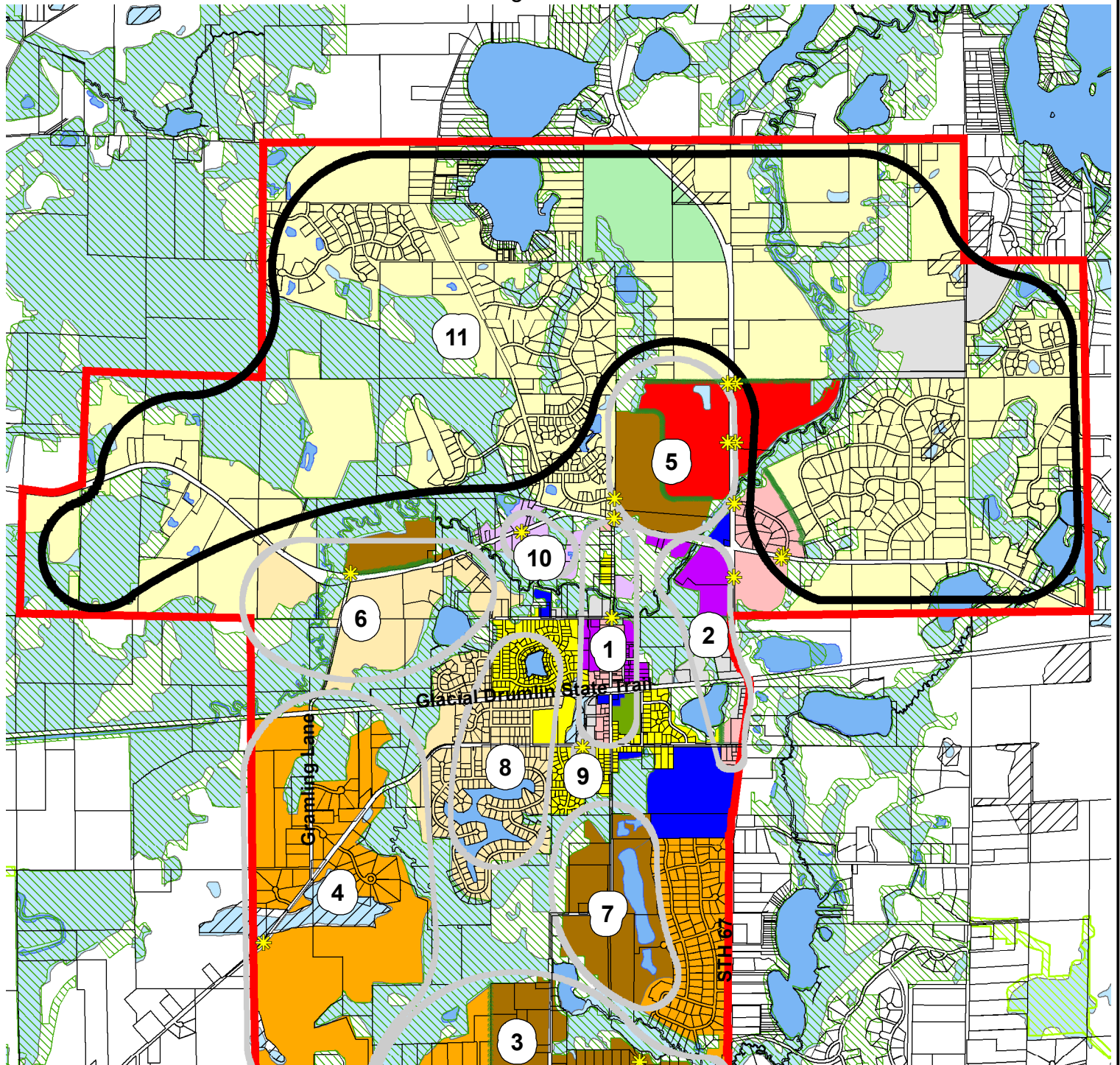
March 23, 2006



# Map 19

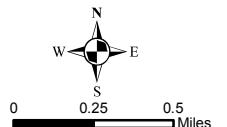
## Extraterritorial Areas

### Sub-Area 11 Village of Dousman



#### Legend

- |                                  |   |  |
|----------------------------------|---|--|
| Extraterritorial Areas           | Planning Area   | High-Density Multi-Family (10 du/acre max) |
| Future Access Location           | Planning Sub-Areas  | Government / Institutional                 |
| Landscaping Buffer               | Small-Lot Single-Family (less than 15,000 square feet)      | Business                                   |
| Primary Environmental Corridor   | Medium-Lot Single-Family (15,000 to 29,999 square feet)     | Business Park                              |
| Secondary Environmental Corridor | Large-Lot Single-Family (30,000 to 45,000 square feet)      | Municipal Park                             |
| Isolated Natural Resource Area   | Large-Lot Single-Family / Ag (more than 45,000 square feet) | Recreation                                 |
| Wetlands                         | Mixed-Use Residential (gross 26,000 square feet per du)     | Light Industrial                           |
| Surface Water                    | Low-Density Multi-Family (6 du/acre max)                    | Future Road                                |



March 23, 2006

## PHASING

The Village of Dousman is in a situation where the phasing of development is essential in order to maintain the services to current and future residents of the Village. Water and sanitary sewer are the main services offered by the Village. A water study is currently underway to effectively and efficiently place a new municipal well in a location that best suits the Village. A study of the sanitary sewer system is necessary to ensure its viability.

After it is determined where and when development is possible with the provided services, the Village should be able to proceed with future development and redevelopment.

Infill development is a possibility with the current infrastructure. As infill developments are proposed, the Village will be able to review and assess the benefits that the development will have on the Village. Infill development should be considered immediately because the infrastructure is already present.

## FUTURE DEVELOPMENT

### Residential

The potential development would significantly enhance the physical size and population of the Village. The extraterritorial review jurisdiction has not been included in these calculations. According to the land use designations, the amount of developable land, and population trends it is possible that a large amount of residential development could occur throughout the Planning Area. Because future development is possible over time, it is impractical for all of the potential residential developments to occur immediately, or even in the foreseeable future. The following calculations indicate the maximum amount of residential development that could occur in the Village.

- The Main Street Corridor is a prime location for redevelopment. These redevelopments in downtown are to be business uses with little or no additional residential uses added. Therefore, the redevelopment will not put any added pressure on the current infrastructure or school system.
- Similarly, the STH 67 Corridor section of the land use plan currently has a few residential uses. These residential uses would be the extent of any residential along the corridor. The plan indicates that the single-family residential uses should be redeveloped as light industrial. Therefore, no additional strain on the schools or infrastructure would occur.
- The County Trunk Highway D Corridor sub-area has extensive development possibilities. Within the CTH D corridor, approximately 478 acres of land are included in the mixed residential use category. Mixed residential limits development to one dwelling unit per 26,000 square feet. Without redeveloping the 32 existing single-family residential dwellings in the mixed residential area, 768 additional dwelling units could potentially be developed. However, the large, excessively deep lots will limit the development potential.

A portion of the CTH D corridor is also planned as large-lot single-family residential. This area encompasses roughly 85 acres that are not within the wetlands. The location of the eleven existing single-family dwellings will make future development difficult. While taking into account 25 percent of the land unbuildable for infrastructure, according to the land uses and physical area, 52 additional single-family residences could be constructed.

- In the CTH Z / Gramling Lane corridor, it is nearly impossible to calculate the number of large-lot single-family residential units that are possible for development due to the existing subdivisions. For this area, approximately half of the land has been developed into single-family subdivisions. Therefore, approximately 175 large-lot single-family residential homes are possible. This is taking into account that 25 percent of the land is unbuildable.
- The northeast corner of the Village is to include a business park as well as a mixture of residential dwellings. Approximately 80 acres have been designated mixed residential. Connections have been previously planned for by the existing residential uses adjacent to the Planning Area. Abutting the existing residential subdivisions to the west, 135 dwellings may be developed in this area based on the proposed mixed residential density.
- The northwest corner of the subdivision includes the Utica Lake subdivision and addition to the subdivision that add 123 single-family dwellings. These subdivisions are currently in several planning stages. Another piece of property within medium-lot single-family area west of the Bark River is approximately 35 acres that are not considered wetlands. Assuming 25 percent of the area is unbuildable due to infrastructure, an additional 46 single-family dwellings are possible.

The mixed residential area north of STH 18 is approximately 109 acres. Using the mixed residential dwelling standard of 26,000 square feet per dwelling unit minus the existing houses, 175 residences are possible to be developed north of STH 18.

- Along Mill Pond Road there is significant acreage that has development possibilities where mixed residential is proposed. Mill Pond Road is a continuation of Main Street. Therefore, higher density residential will have a positive impact on the downtown area. Calculating by the acreage, approximately 254 dwelling units are possible along Mill Pond Road.
- The Pines Subdivision Area has been significantly developed. A relatively small amount of existing lots have the capability to split or subdivide. These future land divisions are included in the medium-lot single-family category. Therefore, residential lots of 15,000 square feet to 29,999 square feet could be developed. These single-family residential dwelling units do not make up a significant portion of the potential development within the Pines Subdivision Area.

- A light industrial site is located south of CTH Z near the center of the Village. This area has the potential to redevelop into small-lot single-family residential dwelling units. There is sufficient area to put a right-of-way along with twelve residential lots similar to the existing lots toward the east.
- In the State Highway 18 Site there are roughly thirty acres of land that is not within the wetlands or environmental corridor. If built to the low-density standards, approximately 135 multi-family residential dwelling units are possible. The extensive number of dwelling units will be a cause for two access points along STH 18. Any development within this area must work alongside the Wisconsin Department of Transportation in order to design access along the State Highway.

The following table is a tabulation of all potential residential development.

Table 10: Additional Projected Housing per Land Use Plan

<u>Plan Area</u>	<u>Dwelling Units</u>
1 Main Street Corridor	0
2 State Highway 67 Corridor	0
3 County Trunk Highway D Corridor	820
4 CTH Z / Gramling Lane Corridor	175
5 Northeast Corner	135
6 Northwest Corner	344
7 Mill Pond Road	254
8 Pines Subdivision Area	0
9 Industrial Site	12
10 STH 18 Site	135
Total	1,875

Approximately 1,875 additional dwelling units are possible within the Planning Area according to the Land Use Plan. This amount of development is physically possible due to the land use designations and the available land that could be developed. The Village should not assume that this development is going to occur immediately, or even in the next twenty years.

One of the goals stated in this plan is to manage residential growth to achieve a ratio of 80 percent single-family residences and 20 percent multi-family residences. Of the possible 1,875 additional dwelling units according to the residential land use categories, 80 percent or 1,500 of the additional dwelling units would then be single-family. The remaining 375 dwelling units could then be multi-family.



The housing analysis indicated that the Village did not meet the desired ratio of single-family residential units as of the 2000 Census. Therefore, more single-family residential dwellings would be needed than the 80 percent, or 1,500 indicated solely by the possible additional residential units in the Village.

Several factors will regulate year-to-year growth in the Planning area including the willingness of property owners to develop their land, the sewer service area, and the market.

- Many people have chosen to live on five or ten acres in Dousman to be able to enjoy their own yards. The size, shape, or cost of infrastructure may hinder the development possibilities on these parcels.
- The sewer service area will need to be expanded. The wastewater treatment facility is not capable of treating the waste from this amount of growth. Therefore, studies must be completed prior to all future developments to ensure the capacity of the treatment facility is acceptable. Ultimately, a new wastewater treatment facility may be necessary.
- The housing market will also play a major role in the number of dwelling units that will be constructed in the future. Most of the country has experienced a housing boom in the past few years. Researchers say that this housing boom cannot last forever and will subsequently decrease in time.

Because of these factors as well as other unknown factors, the Village should plan for an increase in dwelling units by twenty percent of the maximum growth every five years. By using this projection, in twenty years the Planning Area will experience an increase of eighty percent of the total possible growth. There is a possibility that a portion of the Planning Area may never be developed, which is accounted for in the final twenty percent.

Table 11: Percentage of Future Growth

	2010	2015	2020	2025	2026 and beyond
Change	20%	20%	20%	20%	20%
Total	20%	40%	60%	80%	100%

SOURCE: Ruekert/Mielke

Along with the increase in dwelling units, the total population and number of school-aged children will increase as well. By using the census ratio of 2.58 people per household, the total estimated population could increase by approximately 4,100 residents to 5,784 residents in the next twenty years. The population projections conducted by the State of Wisconsin for the Village show a population of 1,917 residents in the year 2025.

The State of Wisconsin Department of Administration household and population projections do not match the totals in this plan. A difference of 1,900 households and 3,867 residents exists between the State projections for 2025 and the projections made in this plan. The main reason for this discrepancy is that the State does not consider future attachments and detachments. The population increase is largely due to future land being attached to the Village.

The Kettle Moraine School District ratio of 0.60 students per household in the Village of Dousman will allow for an estimated number of school aged children. An increase of roughly 900 school-aged children is possible in the next twenty years. The Kettle Moraine School District is currently over capacity. Therefore, the Village of Dousman along with all other municipalities within this school district must coordinate efforts expand the existing schools or construct additional schools.

Table 12: Total Projected Housing and Population Growth

	<u>Dwelling Units</u>	<u>Population</u>	<u>School Children</u>
Present (2005)	742	1,659	445
2010	1,117	2,882	670
2015	1,492	3,849	895
2020	1,867	4,817	1,120
2025	2,242	5,784	1,345
2026 and beyond	2,617	6,752	1,570

SOURCE: Ruekert/Mielke

### *Business, Office, and Light Industrial*

Future business, office, and light industrial uses are included in the Planning Area. These uses have been identified in the downtown area, along STH 67, the northeast corner, and the STH 18 corridor. The business park area that is in the extraterritorial review jurisdiction is not included in these calculations. Future business uses in the downtown area are mainly the redevelopment of existing businesses. Business uses at the intersection of STH 67 and CTH Z are mainly for convenience-type businesses that people could visit on their way to and / or from work. Approximately seventeen acres of land are currently residential uses, but future consideration should include business.

The northeast corner sub-area, which is the northwest corner of the intersection of STH 67 and STH 18, includes approximately 190 acres of land currently used for agricultural uses as well as the Bark River and associated environmental corridor / wetlands. Of the 190 acres, significant acreage is not included in the future business, office, and light industrial development. These areas are: five acres southeast of the Bark River, five acres for the river and wetlands, and eighty acres for mixed residential (abutting the existing residential).

The remaining 100 acres has been planned as mixed uses including business park, office, and light industrial. Twenty percent, or twenty acres, of this area is excluded for future roads. Thirty percent of the area after roadways are accounted for is a way to estimate the amount of square footage of future business, office, and light industrial uses. Therefore, approximately twenty-four acres, or 1.05 million square feet, of land could be developed into business, office, and light industrial uses.

The growth potential of the land use plan can be used to estimate the number of square footage of future office, business, and light industrial uses. The growth potential is twenty percent of the total possible development occurring every five years for twenty years. It is possible that not all of this area will be developed. Therefore, the final twenty percent of the land area has not been included through 2025. By using this formula the future growth in square footage is shown in the following table.

Table 13: Future Business, Office and Light Industrial

	<u>2010</u>	<u>2015</u>	<u>2020</u>	<u>2025</u>	<u>2026 and beyond</u>
Future growth	209,088	209,088	209,088	209,088	209,088
Total	209,088	418,176	627,264	836,352	1,045,440

SOURCE: Ruekert/Mielke

Because a few landowners control the majority of this property, the growth potential may never be realized if a small number of owners decide not to develop their property.

### LONG-RANGE DEVELOPMENT

The population in western Waukesha County, and more importantly the Village of Dousman will most likely continue to expand past the year 2025. There will likely be more vehicles traveling throughout the County, more specifically along STH 18 and STH 67. The long-range development portion has been dedicated in order to plant the seed of what the Village may look like past the twenty-year scope of this plan.

With more people and vehicles, the current condition of STH 18 and STH 67 will not be sufficient in more than twenty years. Both STH 18 and STH 67 will likely need to be expanded to four lane highways. When the highways are expanded, the land uses along the highways should also be analyzed to ensure compatibility.

When STH 18 and STH 67 become four lane highways, the intersection of the two highways will have an enormous amount of daily traffic. A larger commercial node east of STH 67 will be able to accommodate the needs of the increase in the traffic volume. There is reason to believe that this will detract from the downtown area. However, with the larger commercial uses along the major transportation routes, the smaller business shops may thrive by being approximately one-half of a mile away.

Another change that the Village may experience when STH 18 and STH 67 are expanded will be the land uses westward along STH 18. With the highway expansion is occurring, sanitary sewer could also be extended west to Golden Lake. The land uses along the STH 18 corridor must be reexamined after the sewer extension. As single-family residential is surely to occur throughout the extended areas, low-density multi-family dwelling units or condominiums may be considered with the sanitary sewer extension.

## IMPLEMENTATION

The implementation of this plan involves a sequence of specific actions that must be completed to be able to fully utilize the information within this land use plan. These actions have been divided into two categories. The first category involves actions that must be completed promptly in order for the plan to become affective. The second category involves actions that must be addressed continually as future development is ongoing.

### Category 1

- The Village must study the impacts to the current sanitary sewer system to ensure that the increased population does not adversely affect it. If the future development will cause the current system to be over capacity, the Village must consider alternative options including building a new sanitary sewer facility or scaling down the proposed development. After an impact study of the additional sewer flow, the Village must request an amendment to the sanitary sewer area from the Southeastern Wisconsin Regional Planning Commission to include the Planning Area.
- The Village must adopt the plan and create zoning that provides the Village authority to control the outcome of the development. Creating the correct zoning is an issue that careful consideration should be given.
- After the Village agrees to a boundary agreement with the Town of Summit, this plan must be reevaluated to ensure that the Village changes in accordance with the desired outcome of the residents.
- When requested by individual landowners in the Town of Ottawa within the Planning Area, the Village of Dousman should then proceed with the detachment / attachment process. Once a boundary agreement is agreed upon with the Town of Summit, the identical process should begin.
- When parcels are attached to the Village, per the Village Zoning Code they are automatically zoned Agricultural Land Preservation Transition District. The parcels must be promptly rezoned to the appropriate Zoning Districts as outlined in this Plan to effectively guide future development.

### Category 2

- The viability of the downtown area is an important asset to the Village. Therefore, the Downtown Revitalization Program should be implemented. A group of concerned citizens and business owners should be involved in the process of the Program. One of the main activities of the Downtown Revitalization Program should include a marketing campaign to attract visitors. Attractive signs could be placed on Main Street along STH 18, on STH 67 at CTH Z, and Venture Drive after it is extended to Main Street.
- With the potential development throughout the Village, shared parking must be investigated in order to maintain downtown as an attractive place to shop, work and relax.

- Future development will likely push the Kettle Moraine School District even further beyond capacity. The Village must work with the school district to ensure that children have a sufficient learning environment. This may include additions to the existing elementary and middle schools, or even the possibility of constructing a new school.
- As future development occurs in the Planning Area, the Village has the responsibility to provide sound reviews that demonstrate the importance of open space for the future residents of Dousman. The open spaces should be within a reasonable distance to the developments so ensure future residents are able to utilize the open spaces. The developments could either be dedicated to the Village or remain under private ownership.
- When future development occurs, the Village should consider creating a multi-use trail that would connect the future developments. If bike trails interconnect the developments, the roadways would be safer due to pedestrian traffic using the trails rather than the roads.
- Highway access is an important issue regarding safety of both motorists as well as pedestrians. Both Waukesha County and the State of Wisconsin Department of Transportation are trying to restrict individual access onto county and state highways. Therefore, when future development occurs, the Village must analyze all highway access in order to determine if there would be a more safe and efficient location.
- There is significant development potential in the southern portion of the Planning Area. Mill Pond Road is the only connection from the majority of the developable areas to downtown. When redevelopment occurs, road improvements are needed to ensure the safety of motorists along this route.
- The Village must protect and enhance the vast array of natural resources present in the Area, control the stormwater, and ensure that there are proper private open spaces for future residents.
- The Village must continue to enforce redevelopment standards that would make the downtown a desirable place to visit as well as locate a business.
- The Village must enforce development standards throughout the entire Planning Area that would make the Village a desirable and safe place to live, work, and play.
- At a five-year interval, the Village must reevaluate the land use plan to ensure that the goals and objectives of the residents remain current. Future developments within the Village as well as surrounding communities will affect Dousman.